



78 Cornmoor Road, Whickham Newcastle upon Tyne NE16 4PY

SITUATION AND DESCRIPTION

78 Cornmoor Road is a highly impressive and unique luxury detached house, situated on the corner of Cornmoor Road and close by to Broom Lane.

The property was built by the current owners in 1996 and has been extensively remodelled and refurbished to a very high standard and has been featured in the national magazine '25 Beautiful Homes'.

The house has a stunning garden site, which is private and very secure, with electrically operated entrance gates giving an in and out access. There is a double garage with electrically operated doors.

The lawned gardens have a number of private terraces, an external sound system and beautiful lighting.

The house has great architectural style and features, including a beautiful pantiled roof and highly impressive windows which enjoy great natural light to the southern elevation.

The sheltered and pillared entrance leads through to the porch, connecting in turn to the reception hall which leads to a utility & laundry room and a cloakroom/wc. The lower hall connects to a professionally fitted study with handmade cabinets. The kitchen is open through to a family room with three sets of glazed doors onto the terrace. The kitchen is extensively equipped with cream cabinets and state of the art appliances.

The staircase leads down to the garden room and drawing room at lower ground floor level. The garden room is currently used as a playroom area and has doors onto the terrace. The formal drawing room is an elegant room with west facing bay window.

To the first floor the master suite has its own dressing room and hall connecting through to the main bedroom which enjoys a southerly aspect. The bedroom leads on to large L shaped dressing room and a large en-suite luxury bathroom.

There are four further double bedrooms, all of which have their own high quality built-in furniture and en-suite shower rooms.

The property has the benefit of built-in spotlighting and a comprehensive sound system to many of the rooms. The double glazed windows set in wood frames complement the architectural style of the house and give great natural lighting.

This house represents one of the finest homes in the village of Whickham. It is unique in its design, splendour and living standards. The oak panelled doors and oak skirtings complement the beautiful lighting and tall ceilings, as well as the highly interior impressive design. The house has a comprehensive alarm system and a state of the art gas fired central heating system.

Cornmoor Road is a very popular area of Whickham and this is one of its finest homes. Whickham enjoys immediate accessibility into Newcastle, the Metro Centre and the Team Valley, as well as the International Airport.

A unique home for which viewing is strongly recommended.

The property comprises:

Access to the principal house is from the western elevation, with a canopied entrance vestibule and a large panelled door leading through to the entrance porch.

ENTRANCE PORCH

With Travertine floor tiles, oak skirting boards and internal doors leading through to the reception hall.

RECEPTION HALL

23'1 x 12'11 (7.05m x 3.93m)

This is a beautiful entrance to the house. It has spotlighting and built-in audio speakers to the ceiling, highly impressive interior design, light oak panelled doors with chrome furniture, brushed chrome power points and light switches, infra red alarm sensor and attractive wall lighting.

UTILITY & LAUNDRY ROOM (side facing)

12'11 x 8'11 (3.95m x 2.7m)

With Travertine floor tiles, light oak base and wall cabinets with granite worktop surfaces and stainless steel sink, spacing for a washing machine and tumble dryer, integrated freezer, central heating radiator, built-in speakers and sound system, attractive spotlighting and door to the garage.

CLOAKROOM/WC

Comprising close coupled wc, wash hand basin, wall lighting, heated towel rail, tiled floors to half wall height with matching floor tiles.

STUDY (side facing)

15'10 x 9'3 (4.84m x 2.83m)

Professionally equipped with light wood built-in cabinets, desk, attractive lighting, built-in speakers and sound system to the ceiling and central heating radiator with lattice fronted cover.

FAMILY ROOM (side facing)

24'2 x 21'20 (7.36m x 6.65m)

A magnificent day to day living room and part of a substantial remodelling of the house which took place in previous years. It has oak wood flooring and a decorative ceiling with concealed pelmet lighting, quadraphonic sound system and built-in speakers. The focal point of the room is the 'Chesneys' fireplace with open coal burning effect gas fire. The eastern elevation of the property has three sets of double doors leading out onto the terrace, as well as windows overlooking the south facing gardens.

The family room opens through to the kitchen.

KITCHEN (side & rear facing)

19'4 x 15'3 (5.89m x 4.65m) measurements into bay window

Beautifully equipped and fitted by Mowlem & Company with a range of hand painted, cream fronted base, wall and drawer cabinets with granite worktop surfaces incorporating a Belfast sink. A solid oak wood breakfast bar separates this room from the family room and the bay window enjoys a lovely aspect and view over the private gardens. Appliances include a built-in Siemens dishwasher, a Mercury free standing cooking range with five gas hobs, double oven and extractor hood, state of the art Sub Zero refrigerator/freezer with ice and water dispenser and a Siemens wine chiller with wine rack above

Further features include beautiful spotlighting, a built-in pantry with professional storage shelving, pull-out drawer units and granite worktops and wall mounted entry telephone and camera linking to the entrance gates.

LOWER GROUND FLOOR LEVEL

Returning to the reception hall, the staircase leads down to lower ground floor level where there are further reception rooms.

GARDEN ROOM (south facing)

19'7 x 16'7 (5.98m x 5.07m) measurements into bay window

A fabulous room which is currently used as a children's play room. It has a comprehensive arrangement of built-in storage furniture, a glazed door onto the terrace, double glazed windows set in wood frames enjoying super views over the gardens, central heating with cover, built-in speakers and light and bright decoration.

DRAWING ROOM (south & west facing)

14'11 x 19'4 (4.56m x 5.89m) plus bay window

An elegant room which has high ceiling, cornicing, spotlighting, built-in audio speakers, Minster stone style fireplace with coal burning effect gas fire, central heating radiator with cover and glazed double doors onto the patio.

FIRST FLOOR

The main staircase then continues to the first floor, where a glazed door leads onto the external terrace and balcony.

From the main landing there are Velux windows set into the roof pitch and three doors leading onto principal bedrooms.

MASTER BEDROOM SUITE**DRESSING AREA**

13'8 x 12'6 (4.17m x 3.81m)

Professionally equipped with walnut cupboards concealing hanging rail and shelf storage space, beautiful decoration and wall lights, vaulted ceiling and concealed spotlighting,

DRESSING ROOM

An L shaped room with extensive hanging rail and shelf storage space, shoe displays, full length mirrors and Velux windows.

Folding Japanese style glazed and panelled doors lead through to the principal bedroom.

MASTER BEDROOM (south & west facing)

21'11 x 13'6 (5.68m x 4.13m)

Enjoying fabulous window views overlooking the south and western elevation of the house, dark wood furniture with display shelving and store cupboards, high quality contrasting wallpaper coverings, built-in audio and speaker system, mood lighting and concealed pelmet lighting set into the ceiling.

EN-SUITE BATHROOM

Very well equipped with a double bath set into a Travertine surround with side shower and built-in plasma screen TV, double wet room with rain forest shower head and glazed panelled surrounds, close coupled wc, his and her vanity wash hand basins with wood storage cupboards beneath and illuminated mirror above, heated chrome towel rail and radiator, lantern roof light and built-in speakers to the ceiling.

BEDROOM TWO (south facing)

17'11 x 12'11 (5.46m x 3.95m)

With fitted maple wood wardrobes and storage cupboards, two dormer windows to the southern elevation, built-in study desk, free standing drawer units and built-in spotlights to the ceiling.

EN-SUITE SHOWER ROOM

Comprising double shower with rain forest shower head and glass dividing screen, vanity wash hand basin by Villeroy & Boch with store cupboard beneath and illuminated mirror and shaver socket above, ceramic tiled flooring, heated chrome towel rail and Velux windows giving good natural light.

BEDROOM THREE (east facing)

18'1 x 12'11 (5.51m x 3.93m)

With light maple wood furniture and study desk, attractive decoration, spotlighting to the ceiling and window views over the private gardens.

EN-SUITE SHOWER ROOM

Comprising double shower, Villeroy & Boch wash hand basin with store cupboard beneath and illuminated mirror above, close coupled wc, beautiful tiling to the walls and floor and heated chrome towel rail.

BEDROOM FOUR (south facing)

15'0 x 12'4 (4.57m x 3.76m)

An elegant well decorated room with corner windows overlooking south facing gardens, distressed wood built-in wardrobes and store cupboards, contrasting wallpaper decoration and central heating radiator.

EN-SUITE SHOWER ROOM

Comprising double shower with glazed divide, Villeroy & Boch close coupled wc, wash hand basin with built-in store cupboard, contrasting Lakeland slate tiling to the walls and floor, spotlighting and heated chrome towel rail.

BEDROOM FIVE (south & east facing)

12'9 x 10'9 (3.89m x 3.29m) plus entrance area with built-in store cupboard

A light room enjoying good window views, light wood built-in furniture, central heating radiator with cover, contrasting wallpaper decoration and spotlighting.

EN-SUITE SHOWER ROOM

Comprising glaze enclosed shower, Villeroy & Boch wash hand basin with cupboard beneath and illuminated mirror and shaver socket above, close coupled wc, heated chrome towel rail and spotlighting.

EXTERNALLY

78 Cornmoor Road has two separate entrances with electrically operated doors and a close circuit TV monitor system linking into the house. The driveway leads up to an open courtyard and connects to the integral garage.

GARAGE

18'8 x 15'9 (5.69m x 4.82m)

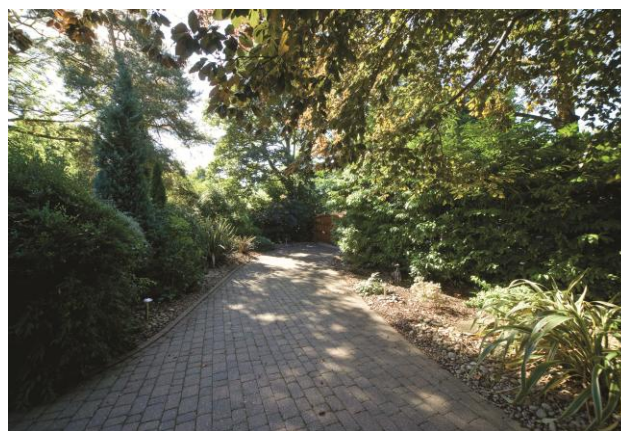
With electrically operated up and over twin roller doors, separate alarm system. excellent lighting, gas meter, electric circuit breaker controls, cold water supply, good storage space, power points and gas central heating boiler.

The gardens and grounds that surround this property have been professionally landscaped and enjoy a great deal of privacy and screening.

Leading from the kitchen on the eastern elevation there is a beautiful garden with shale paths leading between herbaceous borders. Many parts of the garden enjoy an external sound system, external lighting, power supply and sun canopies.

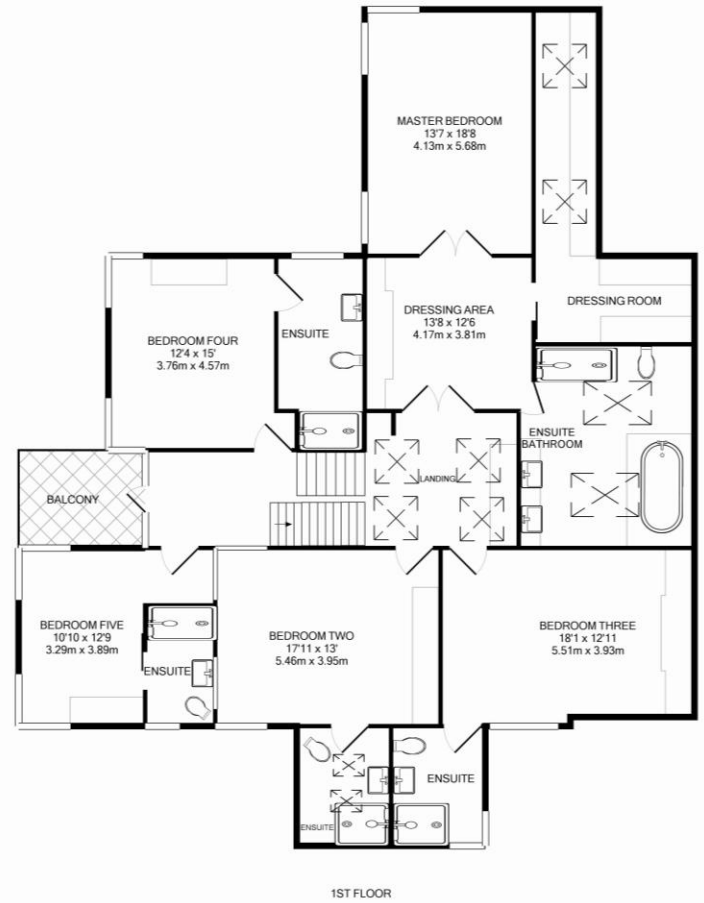
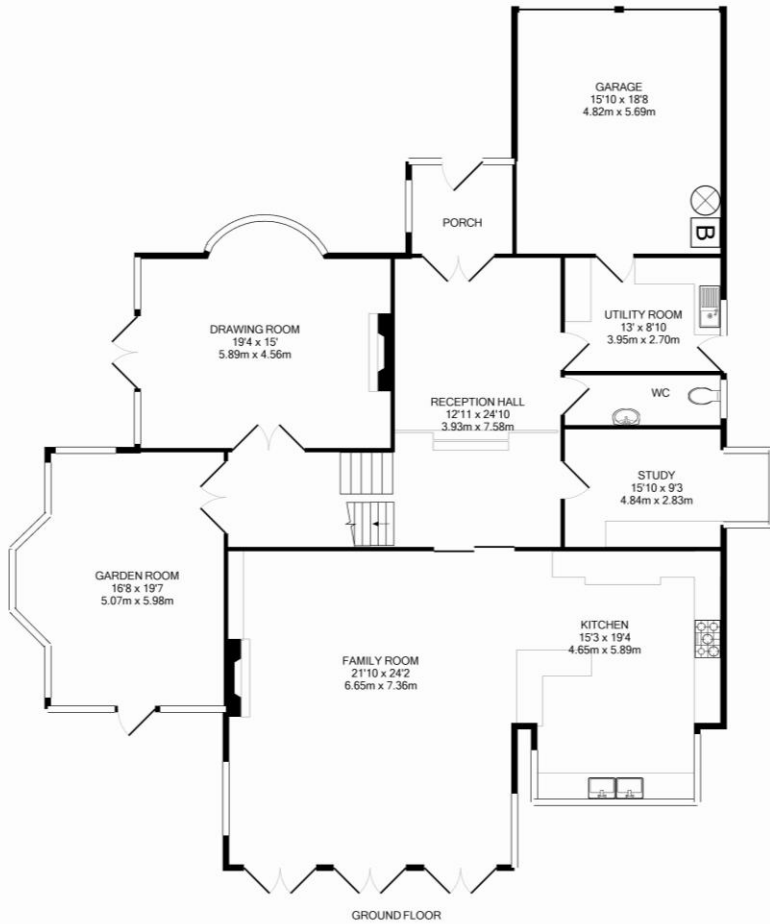
Pathways lead down to the lower terraces where there is a barbecue area. The principal south and western facing have open lawns and are surrounded by well stocked flower and shrub borders. The tall evergreen fir trees and copper beech trees are magnificent.

The area surrounding the house has hanging baskets and mature honeysuckle. The topiary box hedge garden is very impressive and lies adjacent to the west facing drawing room. A path leads up to the upper terrace to the courtyard.





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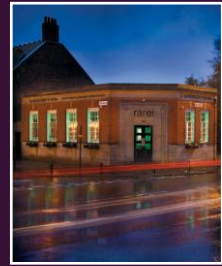
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From Sanderson Young



78 Cornmoor Road
Whickham



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Price on Application

