



Grosvenor House, The Grove, Jesmond Newcastle upon Tyne, NE2 2PN

SITUATION AND DESCRIPTION

Grosvenor House was constructed in 1831 and is understood to have originally been built for Lord Armstrong and his estate. It provides one of Newcastle's finest architectural designs for a single residential dwelling. It is a majestic property, which towers above its neighbours, with its tall buttressed roof and fabulous chimney stacks, as well as the beautiful external detailing of the windows, which are stone mullion.

The property has been sympathetically restored to its former glory as a stunning family home. Grosvenor House offers a standard of living rarely seen within Newcastle's boundaries. It is more synonymous with country houses and large estates and yet is within the conservation area of Jesmond Dene.

Its restoration over recent years is highly impressive and it is obvious to see how the owners have committed time and energy to recreate a finer elegance and period of living. The principal reception rooms are stunning and offer over 4m in height of ceiling, being beautifully furnished with elaborate corning and cross beamed plaster work.

Grosvenor House is very special; it has superb private car parking facilities, as well as secure parking to the side, where there is a courtyard. At the front there is a large open lawned garden, with good screening provided by a high hedge boundary and a number of mature trees.

The accommodation to the property recreates very fine living, with its rear entrance hall and inner hall leading to a cloakroom/wc. The inner hall and staircase hall connect to three principal reception rooms; a drawing room, a dining room and a library, all of which provide stunning proportions and grandeur. An inner hall and passageway connect to a study, a large laundry & utility room and a second entrance hall. The family day to day living areas connect from the west wing, where there is a breakfasting room, a beautiful Vale conservatory and a magnificent kitchen with state of the art cabinets, corian worktops and beautiful Siemens appliances. The kitchen is very light and bright, having two new mullion stone windows which were carefully approved by the local Planning Department in keeping with the building.

A staircase leads to the basement where there are two large barrel vaulted rooms, one with the original wine storage shelving.

At first floor level there are six bedrooms, two of which have very substantial dressing rooms; the master bedroom lying adjacent to a shower room and wet room and the remaining five bedrooms sharing an outstanding family bathroom, with state of the art design and lighting. The sixth bedroom could easily be a third bathroom to the house.

The property has had extensive rewiring works, as well as the installation of a new central heating boiler and hot water tank. The property has an alarm system. The interior has been tastefully designed with much evidence of attention to detail throughout.

The house has recently been improved by the refurbishment of all the main windows, which are double glazed set into wood frames, with some secondary glazing in places – as per Listed Buildings permission.

In 2012 the property was extensively refurbished with the addition of a magnificent orangery built by Vale Garden Houses to an extremely high standard, with underfloor heating and windows set into the roof light. The orangery is a magnificent feature of the property and a tremendous addition to the house.

Grosvenor House is indeed a very special property located in a superb area with immediate access to the dene in Jesmond, where there are many beautiful walks.

The Grove lies in the centre of Jesmond and has easy accessibility to Osborne Road, with its restaurants, shops and transport links into Newcastle city centre.

Architectural splendour, magnificent grandeur and superb design all contrast within this property to create a very unique home.

The property comprises:

The main access to this impressive building is from its rear elevation to the north, with a wrought iron balustrade railing and double gated entrance leading to the beautiful stone steps that connect to the highly impressive entrance door. This large knave shaped door, with stone mullion surrounds, connects through to the:

VESTIBULE

With beautiful high ceilings and a fabulous window to the side, as well as central heating radiator with lattice fronted cover and store cupboard housing the circuit breaker control panels. The vestibule has a tall panelled door leading through to the:

INNER HALL

15'7 x 12'6 (4.74m x 3.80m)

This is a lovely focal point of the house, with its very tall ceilings that extend to 4m in height, a window overlooking its entrance at the rear, as well as its beautiful corning, central ceiling rose and plaster frieze at picture rail height.

From the hall three doors leading off to principal accommodation and a fourth door connecting to a:

CLOAKROOM

With pedestal wash hand basin and separate low level wc.

DRAWING ROOM (front south facing)

29'9 x 19'0 (9.06m x 5.78m)

This is a stunning room which offers splendid accommodation for formal entertaining. It has the most magnificent ceiling with cross beam plasterwork and central ceiling rose and a fabulous bay window overlooking the gardens and grounds, which offers a considerable splendour to the room. Contrasting emulsion and wallpaper decoration complements the proportions, as do the fabulous light fittings which include a stunning central chandelier. Further features include a stone fireplace surround with an elaborately detailed internal grate, open fire and tiled hearth, three central heating radiators, picture rail, wall picture lights and infra red alarm sensor.

LIBRARY (front facing)

17'8 x 17'3 (5.39m x 5.27m)

Enjoying a lovely southerly facing aspect and view, cross beamed

ceiling, ceiling rose, central heating radiator and infra red alarm sensor.

The last door from the hall leads into the stairwell and majestic staircase, which is an outstanding feature of the house. It leads to a galleried landing above and has a beautiful window at the rear. This hall has a central heating radiator and a door leading to the:

PRINCIPAL LOUNGE (front facing)

30'3 x 18'11 (9.21m x 5.77m) measurements into bay window

A beautiful room enjoying superb natural lighting from its large bay window with stone mullion surround. The room features a dado rail with elaborate cornice, a cross beamed ceiling, central ceiling rose, wall lighting and ceiling lights, contrasting Lincrusta wallpaper to dado rail height and lovely contrasting emulsion décor above, two central heating radiators and infra red alarm sensor,.

The last door leading from the stairwell and hall connects into an internal passageway, which links to a:

STUDY (rear facing)

12'5 x 13'3 (3.79m x 4.03m)

Beautifully decorated with contrasting wallpaper and emulsion, picture rail, dado rail, cornice detailing, central heating radiator and infra red alarm sensor.

The internal passageway links to a second entrance hall at the front of the property, with a fabulous door leading to the south facing gardens. The hall has central heating timer controls, central heating radiator and spotlighting to the ceiling.

UTILITY & LAUNDRY ROOM (rear facing)

9'10 x 15'11 (2.99m x 4.86m)

This utility room is extensively equipped with a good arrangement of white high gloss laminated base, wall and drawer cupboards with black worktop surfaces and lovely chrome door furniture. There is a stainless steel single drainer sink unit with mono bloc tap, spacing for a washing machine and tumble dryer, a newly installed high capacity Viessmann gas fired central heating boiler, fluorescent tube lighting and infra red alarm sensor.

FAMILY & BREAKFASTING ROOM (west facing)

20'4 x 17'9 (6.19m x 5.41m) (measurements include chimney breast recess)

This room has been very well appointed to an extremely high standard with tasteful decoration and interior design, including contrasting wallpaper to one wall, granite steps leading down to a ceramic tiled floor, contemporary log burning effect fireplace set into a chimney breast, beautiful lighting, ceiling coving and large central heating radiator. The window to the western elevation has been newly installed and is in keeping with the period of the house, with traditional sash windows and stone mullions.

A lovely open archway which was constructed in 2012 connects through to the:

ORANGERY

21'7 x 12'9 (6.59m x 3.86m)

Constructed by Vale Garden Houses under a pitched roof with electrically operated blinds, double glazed sash windows and a lantern window light. This fabulous room has provided a beautiful addition to the kitchen and breakfasting room. There is ceramic tiled flooring with underfloor heating, standard lamp sockets and inset spotlights. The central double doors are panelled and glazed and lead out onto the south facing garden and terrace.

KITCHEN (west facing)

13'7 x 16'1 (4.15m x 4.90m) (measurements include fitted cabinets)

This is a stunning kitchen which has been superbly equipped and fitted with Parapan high gloss laminated base, wall and drawer cabinets, which are finished in a duck egg blue with contrasting corian worktop surfaces, incorporating a single sink unit and drainer with separate waste and mono bloc tap. The central island unit has a breakfasting bar, a built-in wine chiller, a pop-up power dispenser and a Siemens five ring halogen ceramic hob with extractor canopy above. Further built-in appliances include an electric stainless steel double oven, a single microwave oven, a steam oven, a traditional oven, a cafeteria, a dishwasher and an AEG stainless steel fronted American refrigerator with ice and water dispenser. The pull-out chrome larder and spice racks are fabulous, giving tremendous space to the cabinets. The kitchen has beautiful lighting to the ceiling as well as impressive contrasting mood lighting, an upright wall hung radiator and newly fitted sash window to the western elevation, set in stone mullion.

Returning to the family room, a panelled door leads to a staircase which connects to the basement, with spotlighting and storage space. The basement provides two barrel vaulted rooms, one with the original brick and stone wine storage recesses. Both rooms have fluorescent tube lighting and an Expelair unit and provide an excellent store area.

Recently the basement has undergone tanking and refurbishment to provide two excellent rooms; the largest room being ideal as a studio and entertainment area.

FIRST FLOOR LANDING

Returning to the main hall, the magnificent stairwell is highly impressive and features a beautiful oak handrail and natural lighting from the rear window. The first floor landing extends to both the east and west wing of the house and has very tasteful wallpaper coverings and modern spotlighting.



MASTER BEDROOM SUITE

DRESSING ROOM (east facing)

10'10 x 19'0 (3.3m x 5.80m)

Enjoying an easterly facing elevation, lovely light decoration, high ceilings, cornicing, spotlighting and central heating radiator. An archway connects to the main bedroom which has an aspect to the south and east of the property:

BEDROOM ONE (south & east facing)

14'11 x 18'11 (4.54m x 5.78m)

Enjoying lovely window views to the south overlooking the gardens and adjacent gardens, very tasteful wallpaper decoration, high ceilings, spotlighting, cornicing and two central heating radiators.

SHOWER ROOM/WC

Completely refitted as a wet room area with large porcelain tiles to the walls and floors, contrasting with mosaic trim tiles. The room comprises a shower area with rainforest head, separate foot massage spa and glass dividing screens, a contemporary white wash basin with chrome water flow tap, illuminated mirror above and storage cupboard beneath, close coupled wc with concealed cistern, spotlighting to the ceiling and heated chrome towel rail and radiator.

BEDROOM TWO (south front facing)

17'4 x 17'9 (5.27m x 5.41m)

Enjoying fabulous views to the south overlooking the gardens, picture rail, cornicing, beautiful William Morris wallpaper, spotlighting and central heating radiator.

BEDROOM THREE

A very impressive guest bedroom suite.

DRESSING ROOM (west facing)

18'11 x 7'10 (5.77m x 2.39m)

With high level window, spotlighting, central heating radiator and archway leading through to:

BEDROOM AREA (west facing)

18'11 x 18'5 (5.77m x 5.61m)

Enjoying stunning views over the gardens, high ceilings, cornicing, picture rail, spotlighting and central heating radiator.

BEDROOM FOUR (west facing)

19'2 x 24'4 (4.85m x 7.43m)

A cosy room with skylight into the roof pitch, two windows overlooking the gardens and grounds, built-in linen store cupboard and a separate cupboard housing the Ariston high capacity, quick recovery hot water tank.

BEDROOM FIVE (south & west facing)

20'5 x 18'4 (6.21m x 5.58m)

With lovely windows overlooking the Coach House and the gardens to the front, T fall ceiling, central heating radiator and spotlighting.

Bedrooms four and five lead from the lower first floor landing, which is adjacent to the rear staircase, connecting down to the kitchen and family room beneath.

FAMILY BATHROOM (rear facing)

A stunning room which has been superbly designed and comprises a free standing bowl bath its own chrome upstand, water flow taps and handheld shower unit, close coupled wc with concealed cistern, wall mounted bidet, double wash basin with storage cupboards to the side and illuminated mirror above and double shower cubicle with rainforest head, separate massage spa, drying area and glazed dividing screen. The bathroom also features two contemporary tubular wall hung radiators, one of which has an internal arched mirror, contrasting tiles to the walls and floors and the ceiling is stepped in levels and contrasts with blue lights and white spotlights.

BEDROOM SIX /BATHROOM (rear facing)

12'5 x 10'9 (3.78m x 3.28m)

With high ceiling, cornicing, central heating radiator and built in store cupboard housing the electric circuit breaker controls for the first floor of the house. Plumbing is available beneath the floor boarding for a bathroom conversion in this area.

EXTERNALLY

The gardens and grounds that surround Grosvenor House are highly impressive. The house has exclusive access at the rear for vehicular use leading down The Grove, which is only shared by the Coach House. The vehicular access has a pebbled drive and courtyard and lovely wrought iron railings. There are lawned areas and mature trees.

The principal grounds and gardens lie to the southern front elevation of the property. The extensive lawned area was historically used to house a tennis court. Hedging provides screening and privacy. The foreground of the house has a patio terrace, with railing surrounds, together with a variety of interesting plants.

Private car parking is available to the western elevation through a gated entrance leading to a courtyard, ideal for summer afternoons and evenings.

The gardens have been greatly improved and landscaped in recent times to an extremely high standard.

ESTATE AGENTS NOTE

Grosvenor House to remain as a single dwelling.

SERVICES

The property has mains gas, electric and water services.

TENURE

Freehold.

FLOOD RISK

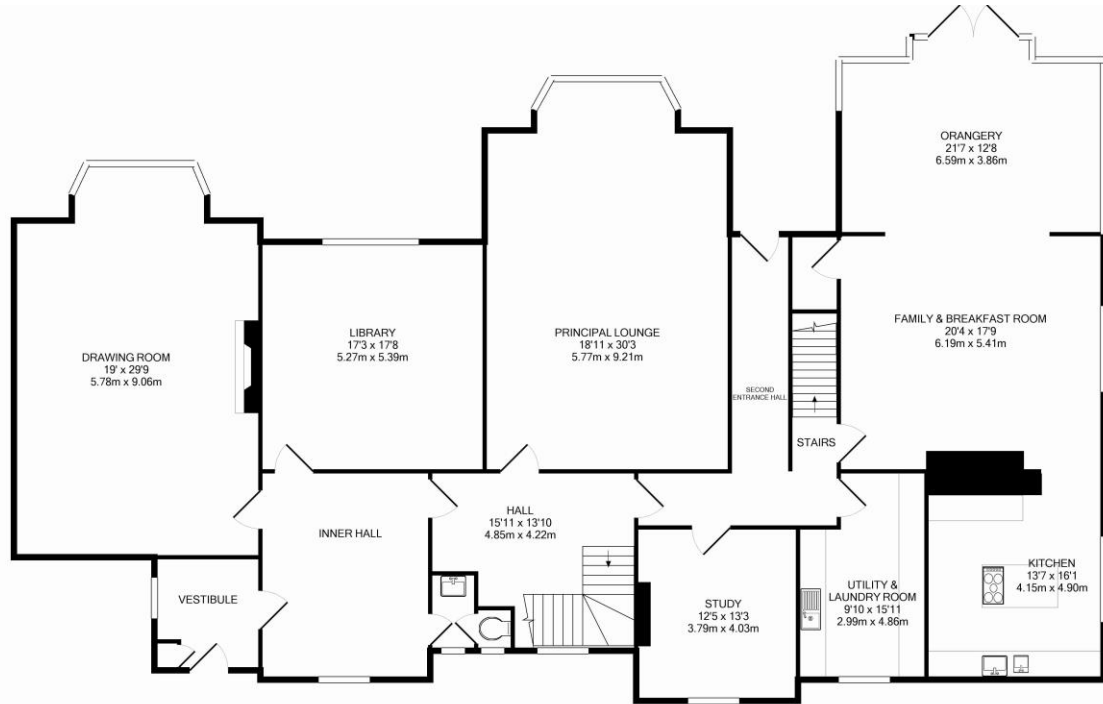
Please see website www.environment-agency.co.uk

COUNCIL TAX:

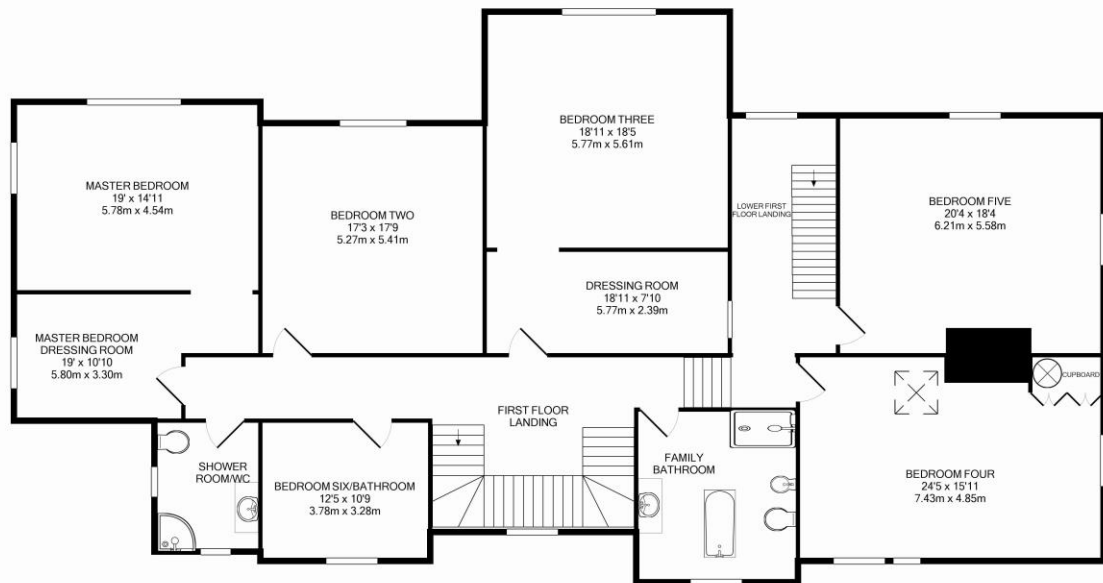
Please see website www.voa.gov.uk

ENERGY PERFORMANCE RATING:

Grade: E



GROUND FLOOR
APPROX. FLOOR
AREA 3268 SQ.FT.
(303.6 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 2883 SQ.FT.
(267.8 SQ.M.)

GROSVENOR HOUSE
TOTAL APPROX. FLOOR AREA 6151 SQ.FT. (571.4 SQ.M.)

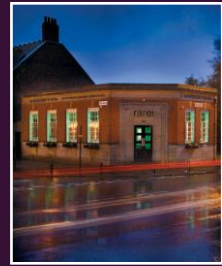
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Price on Application

