



Inglewood, Great North Road Gosforth, Newcastle upon Tyne NE3 2DT

SITUATION AND DESCRIPTION

Inglewood is a very substantial detached luxury residence, which was built in 1907 and purchased by the current owners in 1991. The property has considerable character and charm and is very much regarded as being a 'one off' within Gosforth. It is situated in private and secluded grounds, with mature trees and shrubs. The grounds extend to 0.602 acres. Previous planning permission has been granted for the erection of a separate dwelling within the gardens.

The house itself is very substantial in size and benefits from replacement double glazed windows. The principal elevation is to the south and west of the property from the main reception rooms and bedrooms.

Electrically operated gates lead through stone pillars and connect to the courtyard drive and parking area, which has been known to accommodate as many as 10 cars in the past.

The entrance porch leads through to a reception hall with cloakroom/wc. There is an inner dining hall and a family snug room with lovely bay window. The two principal reception rooms, a drawing room and a sitting room, are open as one and are ideal for entertainment. The kitchen/breakfasting room is at the rear of the house and very well equipped and fitted with a range of units and built-in appliances. The kitchen leads on to a second preparation kitchen and utility/laundry room, a family room and access to the garage, where there is a large pantry. The family room and the second kitchen link onto a conservatory and a wc.

To the first floor of the house the main landing links to three double bedrooms; the master with an en-suite bathroom/wc. There is also a family bathroom/wc, a working office and a number of storage cupboards. To the rear landing there are three further bedrooms and a third bathroom/wc.

The prayer room at the front of the house is a beautiful room and could easily be a bedroom or study office.

The house has a very large roof and obvious potential for further conversion, subject to planning and building consent.

Inglewood is a very special property which is ideally located for its ease of access into Gosforth, Newcastle and throughout Tyneside. It links well into the Western Bypass, as well as the International Airport. Nearby recreation facilities include the golf course, the rugby club and the race course.

Inglewood is a delightful home enjoying a beautiful position within its mature gardens and grounds.

Viewing is strongly recommended.

The property comprises:

Access to the property is from its western elevation, with a UPVC coated wood effect double glazed entrance door, with stained and leaded glass side window panels. A door leads through to an:

ENTRANCE PORCH

With double panelled radiator, mahogany store cupboards, cornice detailing and attractive stained and leaded glass windows. An internal door leads through to the:

RECEPTION/HALLWAY

With cornice detailing, double panelled radiator, burglar alarm control panel, wall lighting, bell chime, entry telephone linking to the main gates, and a door beneath the stairs to a general cloaks store cupboard.

CLOAKROOM/WC

Comprising close coupled wc, wash hand basin with limed wood storage cabinets beneath, single panelled radiator, lighting and Expelair unit.

From the entrance hall three doors lead on to further accommodation:

DINING HALL

9'9 x 15'7 (2.98m x 4.74m)

This was previously part of a passageway which has been enlarged to create a dining space. The room has cornice detailing, single panelled radiator and wall lighting. A glazed door leads on to the:

SNUG ROOM

15'7 x 12'6 (4.74m x 3.81m) measurements into the bay window

Enjoying a replacement double glazed sealed unit bay window which overlooks the western elevation of the property and its gardens. The room has wall lighting, corncicing and TV aerial point.

The inner dining hall leads through to the principal reception rooms:

DRAWING ROOM & SITTING ROOM

12'11 x 19'6 (3.94m x 5.93m) plus 17'8 x 19'2 (5.39m x 5.84m) both measurements into the bay windows to the south and western elevation of the room

These combined reception rooms provide an ideal entertaining space. The drawing room features a stone fireplace surround to a coal burning effect fire which is set onto a marble plinth, whilst the sitting room has large windows which overlook the gardens, one having a glazed door leading onto the terrace. Further features include four double panelled radiators, cornice detailing, wall lighting, infra red alarm sensor, TV aerial point, central heating thermostat control, dimmer switch light controls and replacement double glazed windows to all elevations.

KITCHEN/BREAKFASTING ROOM

17'10 x 14'2 (5.43m x 4.32m) increasing to 17'6 (5.34m) in the breakfasting area

The kitchen is very well equipped with an extensive arrangement of base, wall and drawer cabinets, which are finished in black painted wood with white worktop surfaces and complemented by white tiled splash backs. The German kitchen incorporates a large breakfasting bar and built-in appliances include a six ring Atag gas hob with extractor hood above and electric oven beneath, refrigerator, dishwasher and separate freezer. Further features include Amtico flooring a pine clad ceiling with spotlighting, a dresser unit with glazed display space and a recess for TV housing. The bay window at the eastern elevation of the room has replacement double glazed doors and windows leading out onto the gardens. One of the store cupboards within the kitchen conceals the Thorn gas fired central heating boiler for central heating and domestic hot water to the house.

Leading from the kitchen access connects on to the second preparation kitchen and:

UTILITY ROOM

19'10 x 8'4 (6.04m x 2.53m)

With wood base, wall and drawer cabinets and worktop surfaces incorporating a CDA five ring gas hob with extractor hood above and a built-in single oven beneath. There is a stainless steel single drainer double sink unit, a built-in washing machine, Amtico flooring, fluorescent tube lighting, double panelled radiator, burglar alarm control panel and a door leading on to a pantry and store room, which forms part of the space within the garage.

A wall mounted intercom telephone links to the main entrance gates, as well as glazed door connecting on to a:

FAMILY ROOM

17'10 x 14'10 (5.43m x 4.52m)

With double panelled radiator, wall lighting, TV aerial point, infra red alarm sensor and double glazed window looking onto the:

CONSERVATORY

14'11 x 11'7 (4.55m x 3.53m)

Enjoying super views over the gardens to the east and south of the property, double panelled radiator, wall lighting and infra red alarm sensor.

SEPARATE WC

Comprising close coupled wc and wash hand basin with tiled surrounds.

Returning to the reception hall, the main staircase with its mahogany handrail, newel post and spindles leads up to the:

FIRST FLOOR LANDING

With opaque glazing to the rear window, attractive wall lighting, mirrored recess, cornicing and single panelled radiator. The landing extends to a night passageway with double panelled radiator and alarm control panel.

MASTER BEDROOM

14'5 x 13'9 (4.41m x 4.20m)

With oriel window to the side of the property, fitted dressing table with drawer units and mirror fronted back, a range of fitted wardrobes and store cupboards, fitted double bed space with drawer units either side, double panelled radiator and infra red alarm sensor.

EN-SUITE BATHROOM/WC

With five piece suite comprising Jacuzzi bath with gold effect tap fittings and raised plinth, bidet unit, close coupled wc, pedestal wash hand basin and a double steam shower cubicle with two fitted seats, digital controlled temperature gauge and folding screen doors. The bathroom has fitted tiled walls, double panelled radiator, mirrored medicine cabinet, attractive wall lighting and storage cupboards.

BEDROOM TWO

14'3 x 12'6 (4.33m x 3.80m) measurements to wardrobe fronts.

Fitted to one wall with mirror fronted sliding doors concealing hanging rail and shelf storage space, cornicing with frieze border detailing beneath, double panelled radiator and replacement double glazed window, overlooking the front approach of the house.

BEDROOM THREE

14'2 x 15'5 (4.32m x 4.71m))

Enjoying lovely window views to the front elevation, fitted wardrobes concealing good hanging rail and shelf storage space, double panelled radiator, cornicing, a number of power points and TV aerial point.

The night passageway leads on to a landing with built-in linen store cupboard and airing cupboard housing the hot water tank.

FAMILY BATHROOM

With five piece suite comprising panelled bath, bidet unit, close coupled wc, pedestal wash hand basin and double shower cubicle with Mira shower unit and sliding glazed screen door. The bathroom has pine panelling to the ceiling, double panelled radiator, shaver socket and opaque glazing to the windows.

OFFICE/STUDY

10'3 x 6'3 (3.12m x 1.92m)

With window to the front elevation overlooking the gardens, fluorescent tube lighting and ceiling coving.

Returning to the principal first floor landing:

BEDROOM FOUR

11'10 x 8'0 (3.59m x 2.43m)

With double glazed windows overlooking the approach to the house, fitted built-in wardrobes and store cupboards and single panelled radiator.

A glazed door leads from this landing to a passageway, with double panelled radiator and three doors leading off to further accommodation:

BEDROOM FIVE

16'2 x 11'8 (4.92m x 3.55m)

A light and bright room enjoying a large window overlooking the gardens to the southern elevation of the house, a range of fitted wardrobes concealing hanging rail and shelf storage space and single panelled radiator.

BATHROOM THREE

With four piece suite comprising panelled bath, close coupled wc, pedestal wash hand basin and double shower cubicle with an Aqualisa shower unit and glazed screen door. The bathroom has a double panelled radiator, tiled walls and built-in airing cupboard housing a hot water tank.

BEDROOM SIX

13'7 x 8'8 (4.14m x 2.65m)

With window overlooking rear gardens and double panelled radiator.

Returning to the main landing, the last set of double doors lead on to the:

PRAYER ROOM

10'10 x 10'8 (3.31m x 3.25m)

With double panelled radiator, concealed fluorescent tube lighting and double glazed window overlooking the front approach to the property. This room would also make a bedroom or an office.

EXTERNALLY

Electrically operated gates lead through stone pillars from the Great North Road with an intercom system linking to the main house. The gates open onto a large block paved courtyard and parking area for many cars, with attractive external lighting and superb mature trees giving privacy and good screening. The gardens are a major selling feature of the house.

GARAGE

17'11 x 19'11 (5.47m x 6.07m)

With fluorescent tube lighting, a wall mounted Myson central heating boiler and a laundry and store room.

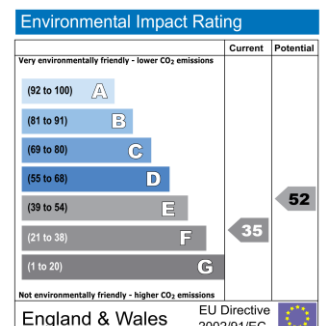
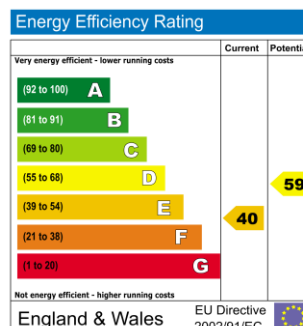
The principal gardens and grounds that surround Inglewood are very impressive and are certainly a major selling feature of this property. The grounds have excellent privacy and seclusion from the Great North Road and extend in total to 0.602 acres.

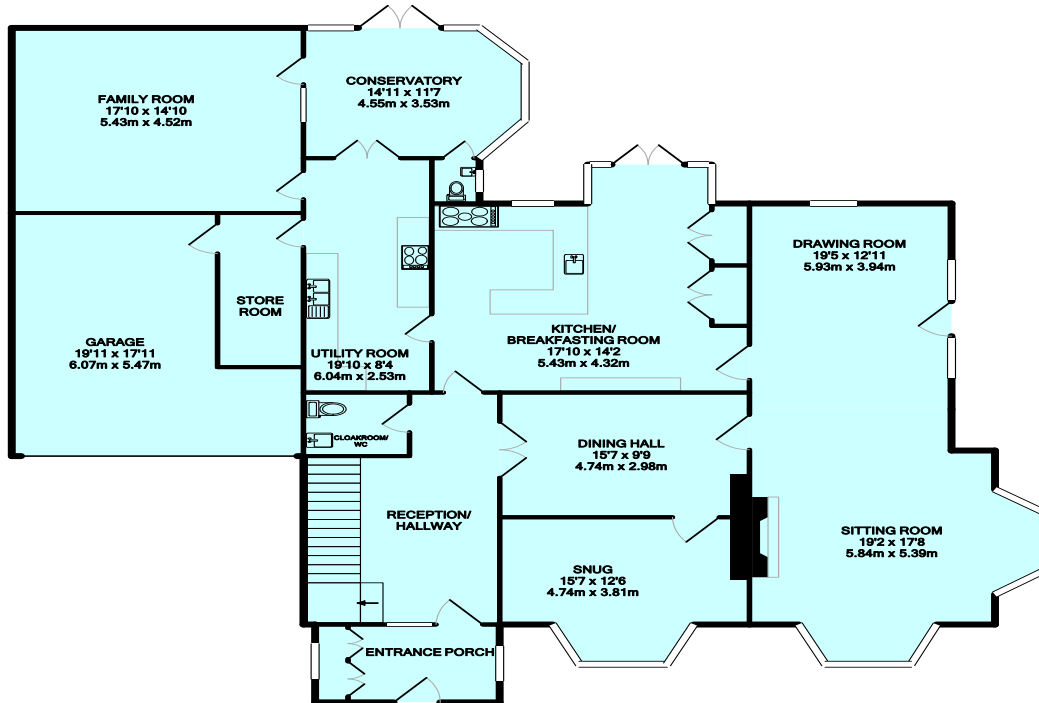
The gardens include beautiful mature trees and shrubs and to the entrance there is a courtyard drive with stone path leading to the southern elevation, which connects around the front and side of the house. The path has stone steps that lead down to a lower lawned garden, which also has significant screening and privacy.

The gardens continue to be well presented to the south and eastern elevation of the property, where there are two large lawned areas, stone rocky beds, a fence boundary and a timber garden store. The house has external lighting and mature trees to its rear boundary.

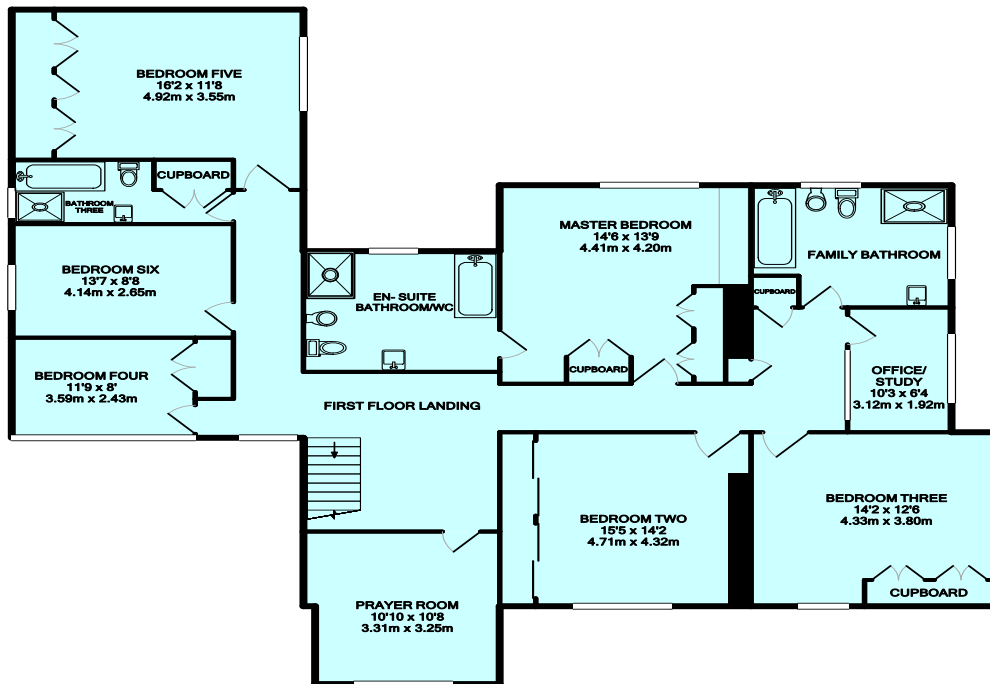
ESTATE AGENTS NOTE

Planning permission was previously granted for the construction of a second dwelling within the grounds of Inglewood. Further details are available on file.





GROUND FLOOR
APPROX. FLOOR
AREA 233.5 SQ.M.
(2406 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 190.7 SQ.M.
(2053 SQ.FT.)

TOTAL APPROX. FLOOR AREA 414.2 SQ.M. (4458 SQ.FT.)

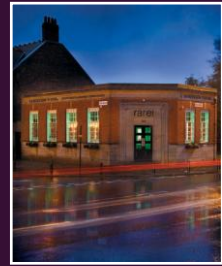
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From Sanderson Young



Inglewood
Great North Road, Gosforth



SANDERSON YOUNG
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property consultants

Price Guide: £995,000

