



# Lancefield, Kellfield Avenue, Low Fell Gateshead, Tyne & Wear NE9 5YP

## SITUATION AND DESCRIPTION

Lancefield is a handsome stone built detached house, circa 1908, occupied as a family for 36 years by the current owners. The five /six bedroom family home occupies a beautiful well maintained and mature garden site on this much sought after tree lined avenue, with a long block paved driveway, and large garage/workshop. The property has excellent versatile accommodation set over three floors and benefits from double glazing UPVC windows and gas central heating to the ground and first floors. The double glazing for the house is sash and hinge opening, it is the top of the range product supplied by Priory Windows.

The property comprises:

Vestibule, reception hallway, cloaks area, sitting room, dining room, conservatory, fitted kitchen with integrated appliances, breakfast room, ground floor bathroom/wc, four first floor bedrooms, family bathroom/wc, two attic bedrooms, gym room/wc, large garage/workshop and stunning landscaped gardens.

A rare opportunity to purchase a detached period house on this quiet and exclusive cul de sac in Low Fell, ideally placed for the nearby local amenities, as well as access to the city centre and the A1 for commuting throughout the region.

## ENTRANCE VESTIBULE

4'9 x 4'3 (1.44m x 1.29m)

With a double glazed window, original mosaic tiled floor and glazed door to the reception hallway.

## RECEPTION HALLWAY

A lovely reception hallway, with a traditional balustrade staircase to the first floor bedroom accommodation with under stairs storage. The reception hallway has a radiator and doors leading to the principal reception rooms, ground floor bathroom and kitchen.

## SITTING ROOM

19'8 x 13'9 (5.99m x 4.19m) (maximum measurements into bay window)

A charming formal sitting room with a gas living flame fire with ornate marble surround, decorative ceiling coving and double glazed sash windows to the bay overlooking the front garden. The sitting room has deep skirting boards, a TV point and a radiator.

## DINING ROOM

14'7 x 14'1 (4.44m x 4.29m)

An excellent dining room with two double glazed sash windows to the front elevation and additional window to the side overlooking the gardens, ceiling coving, and rose, a gas fire to the wall and a radiator.

## BATHROOM

10'8 x 7'7 (3.25m x 2.31m)

The ground floor bathroom has a white suite comprising;

bath with electric shower over, close coupled wc, wash hand pedestal basin, roof light, double glazed window to the rear and radiator.

An original leaded and stained glass door leads from the reception hallway to the cloaks area and in turn to the conservatory.

## CLOAKS AREA

With a door to the conservatory and alarm panel.

## CONSERVATORY

9'5 x 6'2 (2.87m x 1.88m)

A small conservatory supplied by Priory, with double glazed windows and a door to the side opening to the garden. There are stained glass and leaded style upper panes to the windows and a tiled floor.

## KITCHEN

13'9 x 11'0 (4.19m x 3.53m)

The fitted kitchen has a range of white wall and base cabinets with contrasting work surfaces and splash back tiling. The kitchen incorporates a stainless steel sink and drainer, gas hob with extractor hood over, integrated oven, dishwasher, washing machine and fridge freezer. There are two double glazed sash windows overlooking the garden, attractive exposed stonework to the wall and a radiator. There is an original pantry with shelving and an additional storage cupboard.



An archway leads from the kitchen and pantry area through to the breakfast room.

## BREAKFAST ROOM

10'3 x 12'6 (3.12m x 3.81m)

A versatile third reception room with a double glazed sash window to the side and French doors to the rear garden to a covered porch area. The breakfast room has ceiling coving and a radiator.

Stairs lead to a half landing where there is a double glazed window to the side with stained glass and leaded style upper panes.

### FIRST FLOOR LANDING

The landing has ceiling coving and doors leading to three bedrooms and the family bathroom.

### BEDROOM ONE

22'0 x 13'8 (6.7m x 4.16m)

A superb sized master bedroom with two double glazed sash windows to the front elevation and an additional window to the side. The bedroom has ceiling coving, radiators and a wash hand pedestal basin.



### BEDROOM TWO

14'1 x 14'8 (4.29m x 4.47m)

A large double bedroom with a cast iron and tiled fireplace, two double glazed sash windows to the front and side elevations, ceiling coving, a picture rail and a radiator.

### BEDROOM THREE

11'1 x 8'9 (3.37m x 2.66m)

This bedroom, which could equally be used as a sitting room area, gives access to bedroom four and has a double glazed sash window to the side, an original cast iron fireplace and a radiator.



A doorway leads from bedroom three through to bedroom four.

### BEDROOM FOUR

12'5 x 16'5 (3.78m x 5m)

A large double bedroom with excellent natural light from the two double glazed sash windows to the rear elevation and double glazed bay window to the side. The bedroom has ceiling coving and a radiator.

### FIRST FLOOR BATHROOM

10'9 x 6'5 (3.27m x 1.95m)

The bathroom has a free standing roll top bath with ball and claw feet, a close coupled wc, bidet, wash hand pedestal basin and corner electric shower. The bathroom has a double glazed window to the side, a tiled floor, inset spotlights and a ladder radiator.

### SECOND FLOOR LANDING

A staircase leads to the second floor landing, where there is a small roof light and two large storage cupboards with lighting.



### BEDROOM FIVE

13'7 x 13'9 (4.14m x 4.19m)

An attic bedroom with a double glazed window to the front. (No central heating.)





### BEDROOM SIX

8'8 x 11'6 plus 7'2 x 4'4 (2.64m x 3.5m plus 2.18m x 1.32m)

An L shaped attic bedroom with a double glazed dormer window to the front and eaves storage. (No central heating.)



A feature arch door leads from the second floor landing to the gym room / store.

### GYM ROOM / STORE

16'0 x 10'5 (4.87m x 3.17m) (maximum measurements)

A versatile room currently used as a gym room, with low level wc, wash hand pedestal basin, airing cupboard with water tank and double glazed sash window to the front.

### EXTERNALLY

Lancefield is approached via a long block paved driveway which in turn leads to the garage. The front garden is beautifully landscaped with a central lawn and mature planted borders including rhododendrons and peonies. There is an attractive stone wall to the boundary.

### GARAGE

35'8 x 15'9 (10.86m x 4.8m) (maximum measurements)

A superb garage, believed to be former stables, with storage into the roof, two doors to the courtyard area, power and lighting, double windows and roof panels, and two original timber double doors to the front.



There is good natural light within the garage, ideal as a workshop or studio, with four double glazed windows to the roof and a double glazed window to the rear.

The lawned garden continues around the side of the house to the rear, where there is a further lawned garden with stone terrace seating areas, planted borders, trees and shrubs including an apple tree and pear tree. There is a courtyard area positioned to the rear of the property, with a water supply and two doors leading into the garage.



### SERVICES

The property has mains gas, electric and water services.

### DIRECTIONS

Take the A167 signposted Birtley and Low Fell. Turn left onto Joicey Road, right onto Villa View, right onto Kells Lane and then left into Kellfield Avenue.

### TENURE

Freehold.

### FLOOD RISK

Please see website [www.environment-agency.co.uk](http://www.environment-agency.co.uk)

### COUNCIL TAX:

Please see website [www.voa.gov.uk](http://www.voa.gov.uk)

### ENERGY PERFORMANCE RATING:

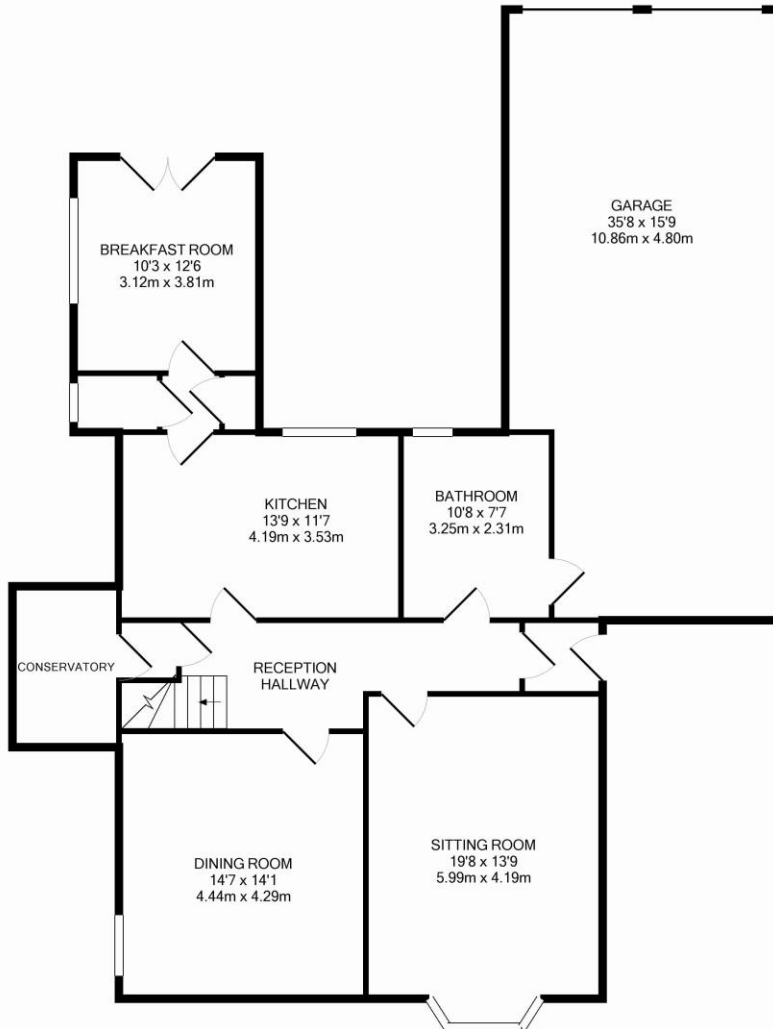
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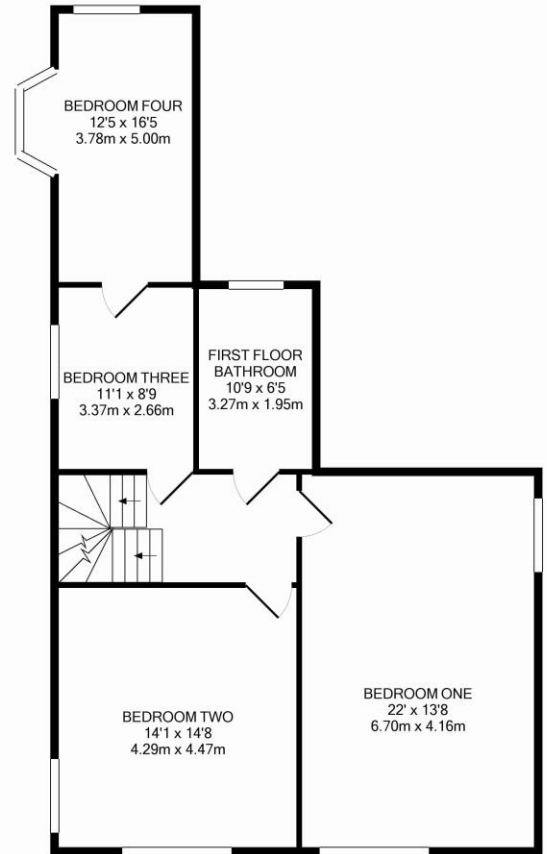
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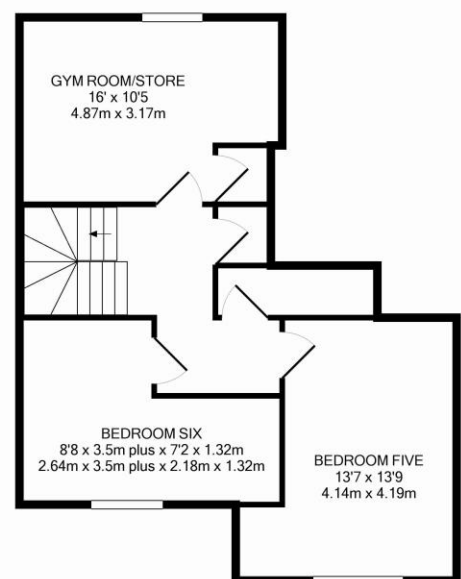


GROUND FLOOR

LANCEFIELD, KELLFIELD AVENUE, LOW FELL GATESHEAD, TYNE & WEAR NE9 5YP  
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Lancefield

Kellfield Avenue, Low Fell



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Price on Application