



Northfield House, Belle Vue Lane East Boldon, Tyne & Wear NE36 0AN.

SITUATION AND DESCRIPTION

Northfield House off Belle Vue Lane is one of only four properties situated just to the north of East Boldon and within its own private rural setting.

The property, constructed in 1905, enjoys magnificent gardens and grounds which extend to 0.71 acres. The property was purchased by the current owner in 1994 and since that time has had a number of improvements carried out.

The accommodation is highly impressive and shows potential, subject to planning and building consent for even larger accommodation if required.

The double garage at the front leads from a drive and courtyard. At the rear of the garage there is a useful studio which is utilised as a study and has excellent storage space.

The principal hall leads on to a beautiful kitchen at the front of the property with oak cabinets, built-in appliances and dark limestone flooring. The breakfast room and dining area leads from this kitchen.

The principal family sitting room is to the side of the property, with superb south facing elevation and sunshine, a lovely fireplace with open grate and parquet wood flooring. Folding doors connect from this area to the magnificent garden room, which is utilised as a day to day drawing with stunning views from the large windows overlooking the gardens.

There is a ground floor gymnasium and many useful storage cupboards.

To the first floor the master bedroom suite has a fabulous aspect and view to the rear. The bedroom leads on to its own luxurious bathroom/wc. There are two further large double bedrooms; one with built-in wardrobes, the other having access to the family bathroom which lies adjacent to the fourth bedroom. The family bathroom has feature bath and separate shower.

The property has oil fired central heating, double glazing and an alarm system. There is propane gas supporting the feature stove in the dining and breakfasting room, as well as the kitchen appliances.

Northfield House is very well located and enjoys a great deal of privacy and seclusion. It has a private drive leading up to the property and yet enjoys immediate accessibility into east and west Boldon villages, as well as nearby commercial areas, including road links to Sunderland, Newcastle and South Tyneside.

This is a stunning property in a great location.

The property comprises:

Access to the front of the property is impressive, with a solid oak panelled door leading through to the:

RECEPTION/HALLWAY

With limestone flooring, wall lighting, ceiling coving and a door off to a:

CLOAKROOM/WC

Comprising low level wc with wood seat, corner wash basin, single panelled radiator and corning.

The second doorway connecting from the reception hall connects to a later addition to the house.

STUDY/OFFICE (rear facing)

20'3 x 23'11 (6.173m x 7.307m)

This is a very useful room which could be utilised as a studio or gallery. It features a double height ceiling with natural light from the apex window at first floor level, as well as lovely window at the rear overlooking the rear terrace and gardens. There is a large central heating radiator with lattice front cover, painted wood boarding underneath the roof slope with exposed roof timbers and a panel and glazed door leading onto the rear garden. Part of the room is used as a utility area, with Belfast sink unit and tiled surrounds, base and wall storage cupboards, plumbing for a washing machine and a large double door leading into a boiler cupboard and drying room which accommodates the Worcester high capacity oil fired central heating boiler for central heating and domestic hot water. The room has telephone point and TV aerial point, spotlighting, infra red alarm sensor and a door leading onto the garage.

Returning to the entrance hall, an internal panelled and glazed door leads through to the original hall of the house, with a corner bay window overlooking the rear gardens. The hall is a lovely feature of the property, with burglar alarm control panel, telephone point and wall lighting, as well as central heating radiator with lattice fronted cover and a magnificent main staircase. There is a good deal of natural light from the large window at half landing height. Three doors lead from the entrance hall to principal accommodation; each of the doors having a period knave shape and style, with old pine panelling.

KITCHEN (front facing)

15'10 x 13'7 (4.842m x 4.151m)

A lovely kitchen which is extensively equipped and fitted with a range of oak base, wall and drawer cabinets, black granite worktop surfaces including a double Belfast sink unit with chrome mono bloc tap, stone tiled surrounds and waste disposal unit. The kitchen is well equipped with a range of cabinets, as well as having a tall pantry and larder unit with pull out wicker baskets. Built-in appliances include an impressive SMEG stainless steel fronted oven with a five ring gas hob set into a recess and extractor hood above and a Hotpoint dishwasher. The centre of the kitchen accommodates a free standing peninsular island unit which may be available subject to separate negotiation. Space is

also provided for an upright refrigerator freezer within the tall larder unit. Further features include a dark limestone floor which runs through the breakfasting area, infra red alarm sensor and lovely window view overlooking the approach to the house.

Two open archways lead through to the:

BREAKFASTING ROOM (front & side facing)

12'4 x 16'0 (3.778m x 4.875m)

A very pleasant room with good light from the windows overlooking the gardens. The room accommodates a stone fireplace surround to the coal burning effect gas fire set into an open stove, cornice detailing, limestone flooring and infra alarm sensor.



The second door leading from the entrance hall leads to the:

FAMILY SITTING ROOM (side facing)

14'0 x 32'10 (4.261m x 10.02m) (maximum measurements)

This room has an angulated shape and a fabulous aspect to the side and through open doors to the rear overlooking the gardens. It is ideal for entertaining and has a feature parquet herringbone wood floor, as well as a magnificent marble Adams fireplace surround, with open grate, solid fuel fire and a marble hearth. There are two central heating radiators with lattice fronted covers, contrasting wallpaper decoration above the dado rail with cornicing, TV aerial point, telephone point and infra red alarm sensor. A set of folding doors open from this area to the extension.

GARDEN ROOM/DRAWING ROOM (rear facing)

25'1 x 20'0 (7.644m x 6.095m) (maximum measurements)

This is a very impressive addition to the house. It accommodates a large glazed construction in hard wood, with a glazed pitched roof and two sets of double doors leading out onto the gardens. The open window views give a tremendous aspect of the surrounding gardens. Further features include contrasting limestone flooring with inset tiles, spotlighting, air exchange unit, TV aerial point and power points.



A door leads from this area to a useful general store room with shelving, as well as a glazed door connecting to the:

GYMNASIUM (side facing)

16'6 x 8'8 (5.027m x 2.658m)

With two double panelled radiators, side windows overlooking the gardens, wall lighting, laminate wood flooring infra red alarm sensor and a return door to the entrance hall.

The reception hall has a number of useful store cupboards beneath the stairs.

The magnificent staircase with its wide solid wood handrail and newel post and spindles leads up to the first floor landing, with a half landing window giving a stunning portrait view over the surrounding countryside.

The three quarter landing provides access to the:

MASTER BEDROOM SUITE (rear facing)

25'3 x 14'3 (7.716m x 4.353m)

With a useful built-in shelf storage cupboard leading from the landing.

This bedroom has fabulous views overlooking the surrounding countryside and the private gardens and grounds of the house. The room features double glazed windows set in wood frames, large double panelled radiator, inset spotlighting to the ceiling, impressive Chinese silk wallpaper, TV aerial point and telephone point.

EN-SUITE BATHROOM/WC

Luxuriously appointed with a roll top feature bath and shower unit above, close coupled wc with wood seat, bidet unit and a vanity unit which is finished in a cherry wood with granite tops surrounding the wash basin. The bathroom has floor tiling, half wall height tiling, cornice detailing, spotlighting, super views over the countryside and heated chrome towel rail/radiator.

FIRST FLOOR LANDING

The main landing has four doors off to principal accommodation, as well as a door to a shelf store cupboard, housing electric circuit breaker control panel.



BEDROOM TWO (side facing)

16'0 x 13'3 (4.891m x 4.247m)

With architrave panelling up to dado rail height, attractive wallpaper, cornice detailing, spotlighting, central heating radiator with lattice fronted cover and superb views.

FAMILY BATHROOM

This is accessed from bedroom two and from the landing. It comprises a white four piece suite featuring a Heritage panelled bath set into a tiled surround with chrome side mounted mono bloc tap, pedestal wash hand basin, close coupled wc and separate shower cubicle with Mira sports shower unit. The bathroom has tremendous views over surrounding countryside, heated chrome towel rail, ceramic tiled walls, access into the roof void for storage, double panelled radiator and heated chrome towel rail.

BEDROOM THREE (side facing)

18'6 x 9'6 (5.645m x 2.894m) excluding the wardrobe recess

With good quality floor to ceiling built-in wardrobes concealing hanging rail and shelf storage space. The bedroom has fabulous views overlooking the surrounding countryside

BEDROOM FOUR (side facing)

11'8 x 10'1 (3.359m x 3.068m)

With good quality wallpaper decoration, cornicing, ceiling rose, single panelled radiator, four feature windows giving tremendous views over surrounding countryside and towards Boldon.

EXTERNALLY

The property is situated on a very impressive garden site extending to 0.71 acres. The approach to the property is very impressive and is along a private drive which is shared by four private dwellings. The entrance into Northfield House is via a beech hedge with gated access leading into a red pebbled drive and courtyard with a number of mature trees giving good screening and privacy.

GARAGE

17'0 x 19'11 (5.194m x 6.063m)

With electrically operated double up and over access door, fluorescent tube lighting, good storage cupboards, power supply and cold water supply.

Pass access is available to one side of the property.

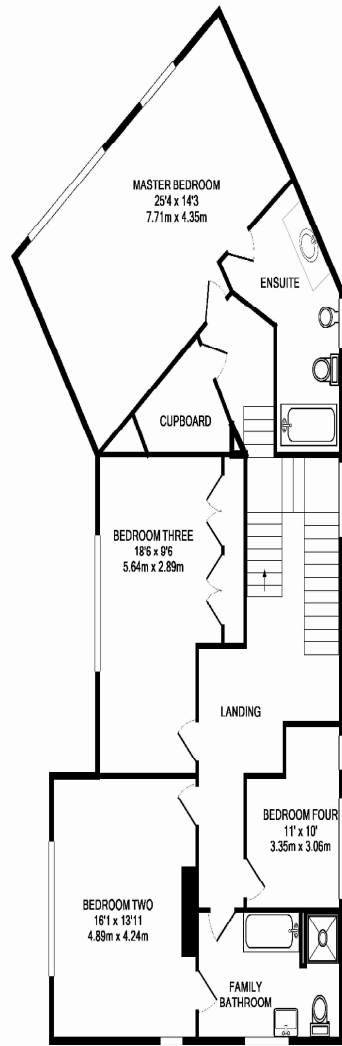
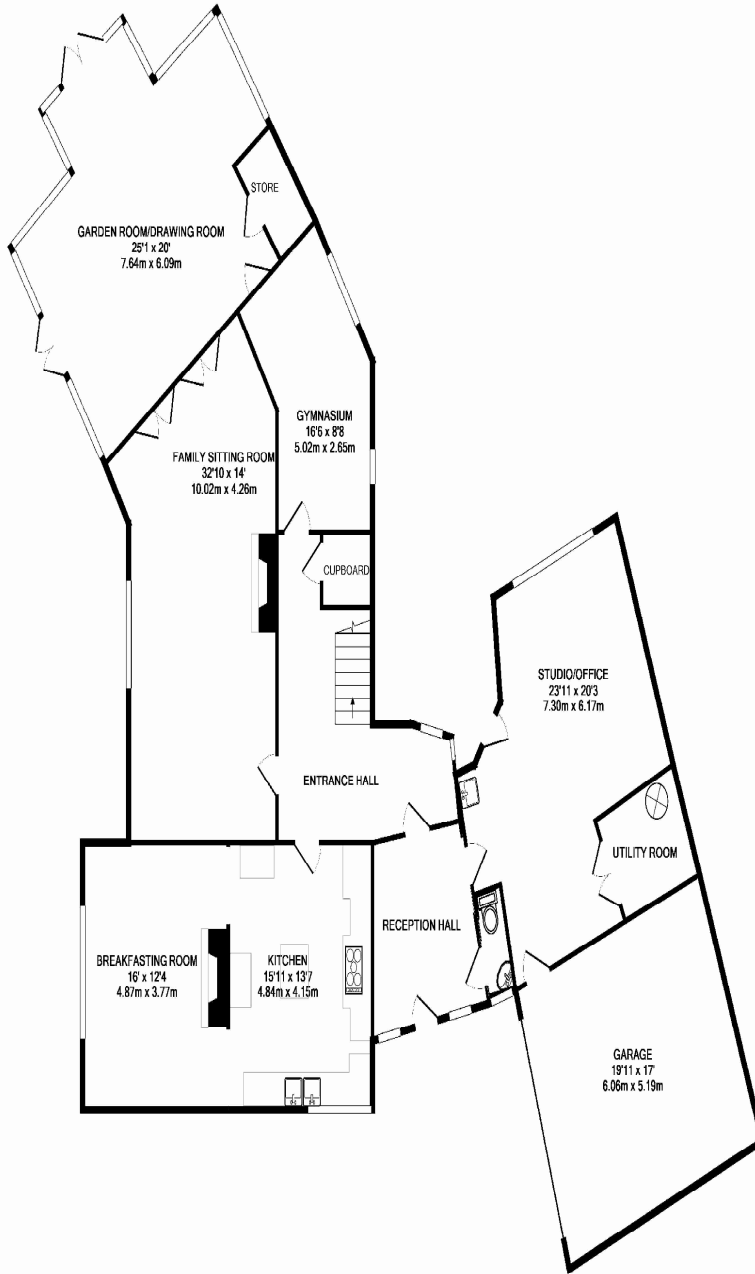
The rear garden is undoubtedly the most stunning feature of this house and gives a tremendous recreation and family playing area. To the foreground of the house there is a timber deck and private terrace area, whilst the principal gardens and grounds extend with lawns, which are well protected by tall mature beech hedge boundaries.

There are a number of mature trees within the grounds, including lovely apple trees. There is also a beautiful weeping willow.

The rear garden includes a double stable block constructed in timber. Grazing could be available from nearby fields with the farmer's permission.

The grounds are a very impressive part of Northfield House and certainly likely to appeal to the larger family.



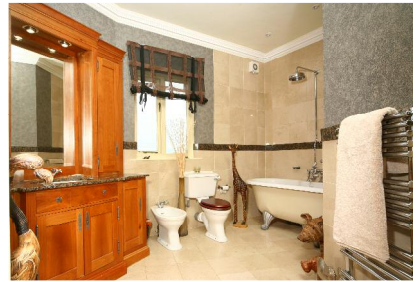


GROUND FLOOR
APPROX. FLOOR
AREA 230.0 SQ.M
(2476 SQ.FT.)

1ST FLOOR
APPROX. FLOOR
AREA 129.4 SQ.M
(1393 SQ.FT.)

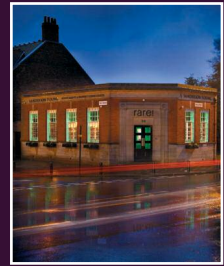
NORTHFIELD HOUSE
TOTAL APPROX. FLOOR AREA 359.5 SQ.M (3870 SQ.FT.)

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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From Sanderson Young



Northfield House
Belle Vue Lane, East Boldon



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estate agents &
property consultants

Price on Application

