



Silksworth Cottage & Beckwith Lodge

Warden Law Lane, Sunderland SR3 2PD

SITUATION AND DESCRIPTION

Silksworth Cottage and Beckwith Lodge provide an exceptionally good opportunity for a purchaser to acquire two beautiful homes within impressive and historic walled gardens. Silksworth Cottage dates back over 300 years and is Grade II listed. It is a beautiful stone built two storey dwelling, set in the middle of 1.319 acres of fabulous gardens and grounds. It was purchased by the current owners in 2003 and since that time the old barn and store buildings have been converted to create a second dwelling now known as Beckwith Lodge. The two dwellings are very different in size, shape and feel. Both are naturally built from old materials, Silksworth Cottage retaining its old world feel and charm, yet Beckwith Lodge is an outstanding example of how a contemporary home can complement an older period property.

Silksworth Cottage has four bedrooms, one of which is used as a study. The master has a lovely en-suite shower room and there is a fabulous family bathroom/wc with Jacuzzi bath. To the ground floor the cottage has a family sitting room and a stunning drawing room with feature fireplace, as well as a very large dining room. The kitchen/breakfast room is very well equipped and fitted and there is a ground floor bathroom/wc, as well as a large utility and laundry room. Connecting to the side of Silksworth Cottage is a very substantial double garage and a range of outbuildings.

Silksworth Cottage offers very good quality accommodation, with gas central heating, double glazing and beautiful feature tiling to the bathroom suites. The property has benefitted recently from a new fireplace to the sitting room and a completely refitted kitchen with oak units and modern appliances.

Beckwith Lodge contrasts the old brick and stonework, much of which has been pointed internally as a feature to the rooms, with modern aluminium framed windows which are double glazed, beautiful contrasting mood lighting and the entrance porch which is constructed in copper under a leaded roof.

The accommodation to Beckwith Lodge is all at ground floor level and includes a fabulous porch through to the hall, three double bedrooms, two of which have en-suite shower rooms and fitted wardrobes, a family bathroom/wc and a stunning reception room with double height ceiling and exposed beams. The room is divided in part between the living area with contemporary fireplace and concertina doors leading onto a timber deck and the superbly equipped fitted kitchen.

Both of the houses have their own privacy and could easily be further screened and divided within the grounds. The grounds have a lovely curved tarmac drive leading to a courtyard. There are open lawned areas and the surrounding mature trees give a good deal of privacy. The gardens are a lovely feature of the house. Silksworth Cottage has two dog kennels and a secure pound for pets.

Silksworth Cottage and Beckwith Lodge are to be sold together as two dwellings within one private enclosed estate, with tall stone boundary walls. Both of the houses are Grade II listed and would suit those looking for the opportunity to house two generations of the same family close by, or those who entertain regularly and need guest accommodation. It is possible that one of the properties could be lived in and the other rented out. This would result in a good annual income.

This area of Sunderland is particularly well sought area, with a very popular park close by and many attractive walks. There is also good road accessibility throughout Wearside and into Tyneside and Durham.

These are exceptional properties in a great location, viewing is strongly recommended.

The property comprises:

Access is at the rear of the building, with a panelled and glazed feature door leading into the:

ENTRANCE RECEPTION HALL

17'2 x 11'11 (5.24m x 3.64m)

With beautiful reclaimed oak parquet flooring, attractive oak skirting boards architrave surrounds to door frames and double panelled radiator. The entrance hall and galleried landing above has a feature sloping pitched roof with beamed ceiling and newly emulsioned walls. There is a double glazed window overlooking the rear garden and a feature staircase up to the landing above. A closed circuit TV surveillance monitor links to the main gates.

BATHROOM/WC

With feature roll top tub bath in Victoriana style with chrome feet and chrome mono bloc tap with handheld shower, low level wc with wood seat, Heritage wash hand basin with chrome fittings and corner shower cubicle with curved glazed screen surrounds. The bathroom has superb tiling with black highly polished floor tiles and white ceramic tiles to the walls, heated chrome towel rail and radiator and opaque glazed double glazed window.

LAUNDRY & UTILITY ROOM (side facing)

10'3 x 8'3 (3.12m x 2.52m)

With stainless steel single drainer sink unit, fitted base store cupboards, granite style worktop surfaces, red panelled walls, plumbing for an automatic washing machine, vent for tumble dryer, cloak peg storage space, infra red alarm sensor and a door to a large storage cupboard.

The rear entrance hall connects to a front hall and passageway, linking to the front elevation of the house. The hall has a double panelled radiator and a panelled and glazed door connecting onto the front easterly facing elevation.

KITCHEN/BREAKFASTING ROOM (front facing)

15'8 x 13'11 (4.79m x 4.24m)

Refitted in 2011 this beautiful kitchen has a fabulous arrangement of light oak base, wall and drawer cabinets with fabulous granite worktop surfaces. The worktops incorporate a stainless steel double sink unit set into a chimney breast with an oak plinth surround. Appliances include a Rangemaster cooker which has two large ovens and six gas hobs and a built-in Bosch dishwasher. The ceramic tiled flooring complements the oak cabinets very well and there is spacing for an upright American refrigerator/freezer. The kitchen has spotlighting, a number of power points, telephone point, double panelled radiator, window views over the garden and an infra red alarm sensor.

FAMILY SITTING ROOM (front facing)

14'1 x 15'10 (4.3m x 4.82m)

A lovely cosy room which has an attractive window view overlooking the gardens, double panelled radiator, surround sound speakers wired up to the TV system and infra red alarm sensor. The focal point of the room is the stone fireplace surround and hearth with coal burning effect gas fire. Beautiful decoration surrounds the chimney breast and recesses and contrasts with the emulsion decoration of the room. A glazed door leads from the sitting room to the:

DRAWING ROOM (front facing)

18'1 x 15'0 (5.50m x 4.57m)

A fabulous drawing room which enjoys two feature windows overlooking the adjacent gardens, as well as a feature fireplace with heavy wood mantled surround and stone hearth accommodating a coal burning effect gas fired stove. The room has attractive decoration, a double panelled radiator and is open through an archway to the:

DINING ROOM (rear & side facing)

25'9 x 12'2 (7.84m x 3.71m)

A very substantial room that reconnects and leads on through a glazed door to the entrance hall. The room has a beautiful beamed ceiling, two double panelled radiators, double glazed windows overlooking the gardens, wall lighting and glazed door onto the rear terrace.

FIRST FLOOR LANDING

The impressive bespoke light oak staircase leads up to the first floor landing and gallery overlooking the entrance hall, from which a door leads to a useful luggage store cupboard, with shelving.

The passageway and landing extends to provide five doors leading to main accommodation.

MASTER BEDROOM (south & east facing)

16'5 x 15'6 (4.99m x 4.73m)

Very well equipped with a range of good quality wardrobe furniture, including a dressing table set into a recess with store cupboards above. There are further wardrobes and store cupboards fitted to the main wall. The room has a double panelled radiator, burglar alarm panic button, telephone point, TV aerial point, feature log burning effect gas fire set into a granite recess within the chimney breast with a wood mantle above and three windows overlooking the gardens and mature trees.

EN-SUITE SHOWER ROOM/WC

Beautifully presented within the roof slope with three piece suite comprising double shower cubicle by Triton with side jets, alternating spray head and separate foot spa massage, close coupled wc, pedestal wash hand basin with cupboards beneath, beautiful tiling to the walls and floors, shaver socket, attractive spotlighting, double panelled radiator and conservation skylight. An open archway leads through to a:

DRESSING ROOM

With hanging rails and drawer storage space.

BEDROOM TWO (front east facing)

16'6 x 10'3 (5.04m x 3.11m)

Enjoying lovely window views overlooking the gardens to the front, attractive decorative theme, fitted wardrobes either side of a chimney breast, dressing table, single panelled radiator, infra red alarm sensor and TV aerial point.

BEDROOM THREE

12'7 x 12'3 (3.85m x 3.73m)

A lovely presented bedroom enjoying views over the gardens. The room has newly decorated with beautiful wallpaper decoration contrasting with the emulsion decoration. There is a dressing table with store cupboard above, a range of wardrobes and bedside drawer units, double panelled radiator and TV aerial point.

BEDROOM FOUR (front facing)

8'4 x 12'5 (2.54m x 3.80m)

Currently used as a study and office and very well equipped with study desk, drawer units, store cupboards and glazed display cabinets with spotlighting. The room enjoys lovely window views overlooking the gardens and a single panelled radiator.

FAMILY BATHROOM

Refitted to a high standard in 2005 with white feature illuminated double Jacuzzi bath with beautiful limed wood panels and chrome fittings, close coupled wc and a circular stone wash basin on a wood shelf with chrome mono bloc tap. The bathroom has attractive tiling to the walls, mosaic tiled flooring, double panelled radiator and lovely views over the gardens.

EXTERNALLY

The gardens and grounds that surround Silksworth Cottage are very impressive and extend to a total acreage of 1.319 acres. The frontage to the property is very impressive, with a beautiful stone boundary wall surrounding by fabulous tall beech and chestnut trees, giving a great deal of privacy and screening to the grounds. The formal grounds lead through an electrically operated double gates and open through lawned gardens. The gardens have a tarmac drive, curving and leading past Beckwith Lodge and to Silksworth Cottage, with rose and flower borders and mature trees and shrubs. The external lighting surround the property is impressive.

To the rear and side of the property there is a substantial double garage, as well as two dog kennels. There are also a range of outbuildings.

BECKWITH LODGE

Has shared access through the electrically operated double gates and leads on to its own tarmac double car parking bay, with formal lawned gardens and beautiful mature trees. A pedestrian access gate leads into a courtyard with a beautiful paved terrace and external lighting. A glazed double door leads through to the:

ENTRANCE

With Lakeland stone flooring, feature stone surround to the inner doorway, beautiful spotlighting and chrome surrounds to light switches. A glazed internal door leads through to the:

RECEPTION HALL

With beautiful high ceilings, spotlighting and single panelled radiator. The height of the hall and the original exposed brickwork is impressive. The hall leads into a night passageway with single panelled radiator, built-in airing cupboard housing the wall mounted gas fired combination boiler, electric circuit breaker control panel and the alarm control panel. A closed circuit TV surveillance monitor links to the main gates.

**FAMILY BATHROOM**

With white three piece suite comprising Jacuzzi bath with chrome side mounted taps and handheld shower unit, close coupled wc, pedestal wash hand basin with circular mirror, beautiful white ceramic tiling, spotlighting, Expelair unit, heated chrome towel rail, shaver socket and fabulous tiled flooring.

LIVING ROOM/KITCHEN (front facing)

35'7 x 17'0 (10.87 x 5.18m)

A very substantial space and formerly part of the original barn. It is a beautiful room with exposed roofing timbers and sloping pitched roof. The Velux windows give great natural light and there are concertina style modern double glazed doors leading out onto the timber deck and terrace. This reception room also has a contemporary wall mounted feature fireplace with brushed chrome surround and wiring for a plasma TV above, there are a number of power points and sockets, as well as beautiful spotlighting into the ceiling beams and under-floor heating.



The kitchen is very well equipped and fitted with high gloss black laminated, base, wall and drawer cabinets, with a modern worktop surface incorporating a contemporary Astracast single drainer sink unit with mono bloc tap. The wall cabinets have concealed lighting and beautiful tiled surround. Appliances include a stainless steel fronted Whirlpool oven with four ring gas hob and extractor hood above, a built-in Ignis refrigerator and freezer, an built-in Ignis washing machine/tumble dryer and a built-in dishwasher with matching fronted door. The feature exposed brick wall is a very attractive finish to the room, giving a great deal of style and character.



BEDROOM ONE (front facing)

15'9 x 14'3 (4.80m x 4.34m)

With feature exposed brick and stone finish to two walls, double panelled radiator, access into the roof space for storage, double glazed double doors and side windows leading out onto the courtyard and terrace and a door to a walk-in storage cupboard with shelving and hanging rail.



EN-SUITE SHOWER ROOM

Comprising good quality shower unit with folding screen doors, pedestal wash hand basin with shelf above, black floor tiling, Expelair unit and spotlighting.

BEDROOM TWO (side facing)

11'6 x 14'2 (3.52m x 4.32m)

A lovely bedroom with feature brick wall and reinforced beam, two tall double glazed windows overlooking the side courtyard and approach to the grounds. The room has a fitted double wardrobe, a separate fitted drawer unit with three drawers providing good storage space and a double panelled radiator.

BEDROOM THREE (side facing)

17'1 x 10'11 (5.21m x 3.33m)

With feature brick arched surround fireplace, tall ceilings, double panelled radiator, spotlighting, access into the roof void for storage, excellent windows to the side of the property with a high level window giving further natural light, telephone point, TV aerial point and a number of power points. To the corner of the room there is a double wardrobe with part mirror fronted doors and two single wardrobes to each side providing good storage, as well as a six drawer unit.

A recess with storage shelving, spotlighting and a single panelled radiator leads to the:

EN-SUITE SHOWER ROOM

With contemporary three piece suite comprising close coupled wc, corner shower cubicle with good quality shower unit and sliding screen doors, glass bowl wash basin with mono bloc tap and mirror above, tiling to the walls and floors, single panelled radiator, Expelair unit, shaver sockets and heated chrome towel rail.

EXTERNALLY

The grounds surrounding Beckwith Lodge have open lawned areas, as well as a stone flagged terrace and beautiful contemporary lighting. The external appearance of the lodge with its beautiful brickwork and feature stone, contrasts well with the wood panelling and the aluminium framed double glazed windows. The design and architecture of the lodge is particularly impressive and sits well as a contrast between the old period stone cottage and the modern conversion of the former barn and storage areas. To the side and rear of the property there is a private timber deck and terrace areas. There is also a cold water supply. The chrome down and up lighters that surround the exterior of both properties are particularly impressive during dusk hours.





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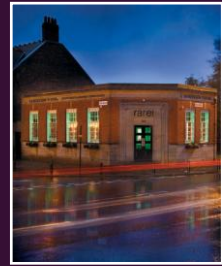
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Silksworth Cottage and
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Warden Law Lane, Sunderland



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Price on Application

