



HILL HEAD HOUSE | GIBSIDE, BURNOPFIELD, NEWCASTLE UPON TYNE



HILL HEAD HOUSE, GIBSIDE, BURNOPFIELD NEWCASTLE UPON TYNE NE16 6AB

PRICE ON APPLICATION

HANDSOME PERIOD DETACHED HOUSE RETAINING MANY TRADITIONAL FEATURES WITH SUPERB GARDENS AND ELEVATED VIEWS

ENTRANCE VESTIBULE | RECEPTION HALLWAY | FORMAL SITTING ROOM | DINING ROOM | LIBRARY/MUSIC ROOM | KITCHEN/BREAKFASTING ROOM | UTILITY ROOM | WINE CELLAR | GROUND FLOOR DOUBLE BEDROOM AND BATHROOM | FOUR FIRST FLOOR BEDROOMS, TWO CURRENTLY UTILISED AS STUDIES
FAMILY BATHROOM

CIRCA 1.9 ACRES | FORMAL GARDENS | MATURE WOODLAND | GARAGE | COURTYARD PROVIDING PARKING
STONE BUILT FORMER STABLE & STORE

rare! From Sanderson Young

SITUATION AND DESCRIPTION

Hill Head House is a handsome five bedroom period detached house, built in stone under a slate roof in the late 18th century, with superb formal walled gardens, well-tended lawns and mature woodland. The historic home, formerly part of the Strathmore Estate, is positioned on an elevated site of approximately 1.9 acres, with superb views to the National Trust's Gibside estate and surrounding countryside. The property, lived in by the current owners for over 25 years, is approached via a long private driveway leading to a gravelled courtyard area at the rear, providing parking for several cars, a single garage and stone built former stable and store.

The property has retained many traditional features including sash windows with shutters, beautiful cast iron and marble fireplaces, and vaulted beamed ceilings to the converted tack room, now the kitchen/breakfast room and guest bedroom.

The well maintained walled garden lies to the front of the house and comprises mature trees and planted beds with two giant Sequoia trees, rhododendrons, juniper, lilac and fruit trees. There are two rose gardens with box hedging, a potting shed and handcrafted cast-iron railings to the stone wall boundary. Beyond are lawns on three levels, composting area and mature woodland.

Entrance to the property is via the entrance vestibule, leading to the reception hallway. The hallway includes a built-in cloaks cupboard and access to the principal reception rooms, cellar, utility and library, with a traditional balustrade staircase to the first floor bedroom accommodation.

The fabulous formal sitting room is situated to the front elevation, overlooking the garden through a sash window with working shutters. It includes a beautiful period fireplace with cast iron insert and marble surround, a picture rail and two radiators.

The dining room is an excellent, well-proportioned room to the front elevation, including a sash window with working shutters, original cast iron fireplace with marble surround, alcoves with attractive glazed cabinets, picture rail and a radiator.

The versatile third reception room is situated to the rear and is currently a library/music room with built-in bookshelves to two walls, sash window with working shutters and understairs storage cupboard with lighting. A glazed door leads to the kitchen/breakfasting room and a stripped pine door leads to the rear lobby, with two windows and a door to courtyard and driveway.

The kitchen/breakfasting room is a lovely sized room including an open-vaulted beamed ceiling and an abundance of natural light provided by the French doors and sash window with shutters overlooking the front garden and the additional sash window with shutters to the rear. It is fitted with a range of wood cabinets, sink and drainer, electric hob, double oven, integrated dishwasher, fridge and freezer. There is Delft tiling to the kitchen, oak flooring and two radiators.

The generous utility room includes stainless steel sink and drainer, plumbing for washing machine, access to walk-in larder and a radiator.

A door leads from the kitchen/breakfasting room to the bedroom hallway, with access to the ground floor bedroom and bathroom.





The ground floor bedroom is a delightful guest double with beamed, vaulted ceiling, glazed French doors to garden, sash window with shutters to the rear and a radiator.

The ground floor bathroom includes a white suite comprising bath with antique style shower attachment, wash hand pedestal basin, concealed cistern wc, radiator and Velux window to roof and access to a small loft.

Returning to the hallway, steps lead down to the wine cellar with barrel vaulted ceiling and stone flagged floor.

A staircase leads to the first floor half landing, with large secondary glazed window overlooking the rear garden. There is access to the loft at first floor landing level, with a radiator and built-in linen cupboard.

The master bedroom is a double room with sash window to the front elevation overlooking the garden and open fields. There is a cast iron fireplace, picture rail, radiator and built-in wardrobe to both alcoves.

The second bedroom is currently a study with cast iron fireplace, sash window to rear elevation, built-in storage cupboard and radiator.

The third bedroom is a double with secondary glazed sash window to the front elevation, overlooking the garden and fields. There is a period cast iron fireplace, built-in double-door wardrobe and a radiator.

The fourth bedroom is currently a smaller study, with sash window to front elevation, built-in book shelves to three walls and a radiator.

The family bathroom includes a white suite comprising bath, mains corner shower, concealed cistern wc, wall mounted basin, ladder radiator and sash window to rear elevation.

Externally there is a garage with up and over door, power and lighting and external water tap, a stone outbuilding providing useful store housing the oil tank and an old stable with three original stalls.

SERVICES

The property has mains electricity, private water and drainage and oil-fuelled central heating.

TENURE

Freehold

COUNCIL TAX

Please see website www.voa.gov.uk

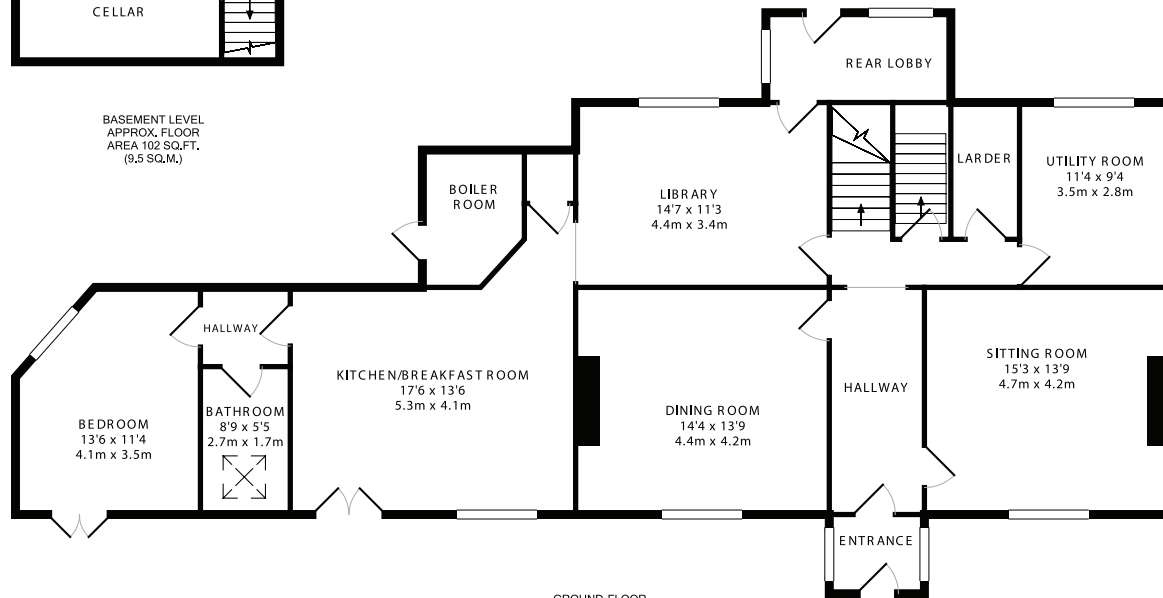
ENERGY PERFORMANCE RATING

Grade: F

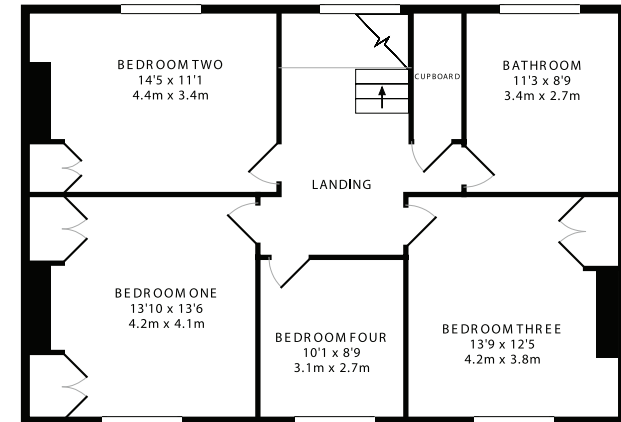




BASEMENT LEVEL
APPROX. FLOOR
AREA 102 SQ.FT.
(9.5 SQ.M.)



GROUND FLOOR
APPROX. FLOOR
AREA 1583 SQ.FT.
(147.0 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 923 SQ.FT.
(85.8 SQ.M.)





rare! From Sanderson Young

All confidential enquiries to: rare! Office, The Old Bank, 30 High Street, Gosforth, Newcastle upon Tyne, NE3 1LX

E: duncan.young@sandersonyoung.co.uk | E: ashleigh.sundin@sandersonyoung.co.uk | T: 0191 2233500 | F: 0191 2233505 | www.sandersonyoung.co.uk