



rare!

From Sanderson Young



2 The Limes  
43 Front Street, Whitburn



2 The Limes, 43 Front Street, Whitburn, Sunderland SR6 7JD

Guide Price £895,000

2 The Limes, set back from Front Street in Whitburn in a site of approximately 0.4 of an acre, is a magnificent, Grade II Listed, period, family home. The property is built in stone under a Western Slate roof and was purchased by the current owners circa 2007. The house is a beautiful example of a fine period property, which was originally one detached dwelling and was subdivided some decades ago into three individual houses. The house has the benefit of a stone-built, double-storey former coach house leading adjacent to the rear of the boundary and the nearby Methodist church. This stone-built former coach house is now a double garage providing good on-site parking and access at the rear into a hardstanding area. Above there are further rooms and storage facilities and the building shows obvious potential to be converted into a studio or an independent relative's accommodation, subject to simple planning and building consent. 2 The Limes is a fine home in such a period area of Whitburn which is well-known as being one of the most attractive and picturesque villages of South Tyneside. The house has convenient and easy accessibility into Sunderland with its extensive shopping facilities as well as its Metro links throughout Tyne and Wear. The property also links easily into good road networks and many fabulous restaurants and sports facilities closeby. This is a highly desirable property in a beautiful area with a tremendous reputation and privileged historical importance.

Ground Floor: Entrance Reception Hallway with Mahogany Staircase | Cloakroom and Separate WC | Feature Drawing Room with Superb Hand-Painted Listed Ceiling | Dining Room | Kitchen/Breakfasting Room with Extensive Built-In Appliances | Orangery with Super Garden Views | Family Snug | First Floor: Galleried Landing | Master Bedroom with En-Suite Shower Room/WC | Three Further Double Bedrooms Family Bathroom | Separate WC | Access to Roof Void Showing Potential For Further Bedrooms, Subject to Planning and Building Consents Externally: Front Lawned Gardens | Rear Gardens with Raised Rockery Beds, Flower Borders and Shrubs | Stone-Built, Double-Storey Coach House, Currently Used as a Double Garage with Accommodation Above, Showing Obvious Potential for Conversion | Services: Mains Electricity, Gas, Water and Drainage | Tenure: Freehold | Early viewing highly recommended to appreciate accommodation on offer.

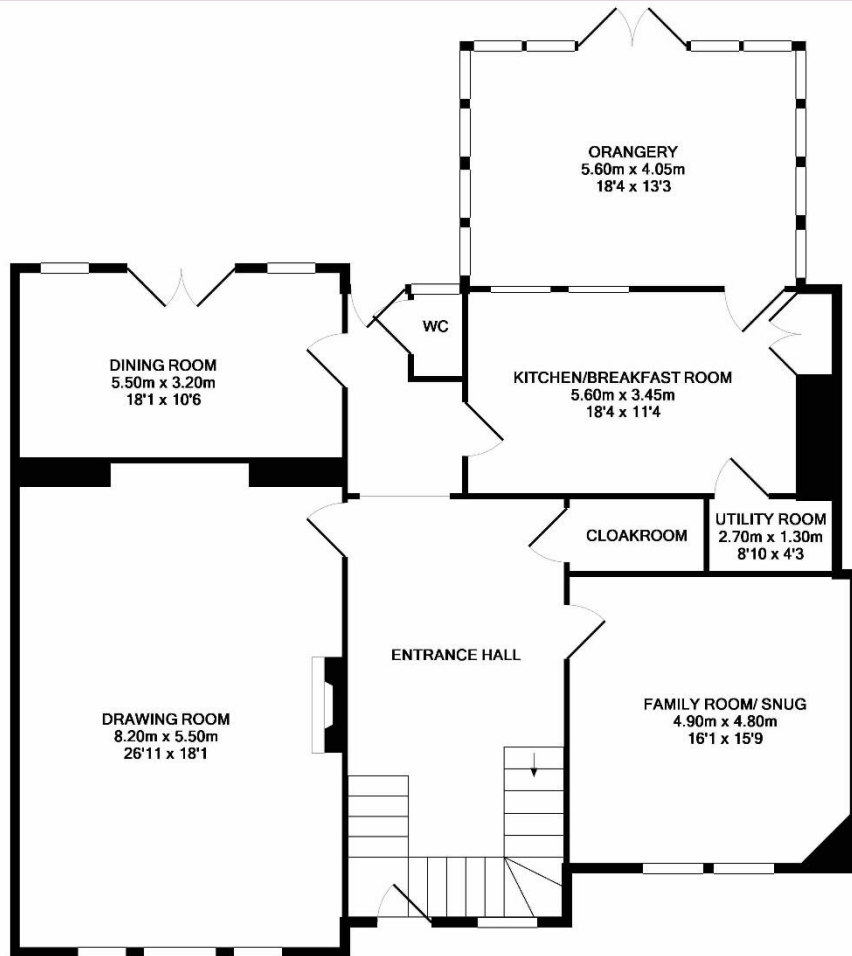
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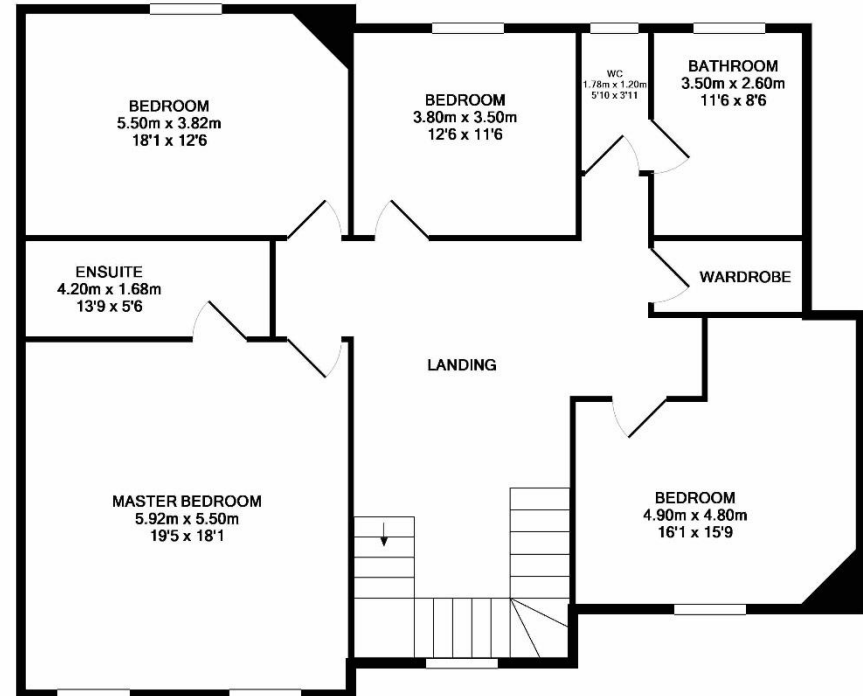








GROUND FLOOR  
APPROX. FLOOR  
AREA 166.3 SQ.M.  
(1790 SQ.FT.)



1ST FLOOR  
APPROX. FLOOR  
AREA 143.1 SQ.M.  
(1540 SQ.FT.)

### TOTAL APPROX. FLOOR AREA 309.3 SQ.M. (3329 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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