



rare!

From Sanderson Young



46 Lindisfarne Close
Jesmond



46 Lindisfarne Close, Jesmond, Newcastle Upon Tyne NE2 2HT

Guide Price £1,100,000

Located at the head of this quiet cul de sac on the edge of the conservation area of Jesmond Dene is this superb detached luxury home built by Banyard in the 1980s. The property was purchased by the current owner in 2016 and has been extensively renovated, refurbished and improved to an extremely high standard. The house has great privacy and security from its position at the head of the cul de sac, surrounded by fabulous tall trees, with an abundance of wildlife and with beautiful uninterrupted views directly over the dene beneath, with no passing traffic now, following the closure of the dene road. The house itself has an open courtyard drive with parking for 4 - 5 cars and in addition has planning consent for a car port if required. There is an integral double garage which has been converted to create an internal art studio/workroom and cloakroom/wc.

Entrance hallway with steps leading to the artists' studio/workroom and cloakroom/wc | Ground floor fifth bedroom with en-suite facility | Substantial open plan dining reception area with floor to ceiling double height window, Karndean flooring, open double height gallery and doors leading to the south facing patio and gardens | Family living room with fireplace and flue for a log burning stove and full height windows with stunning views over the dene | Kitchen with AGA and separate induction hob, built-in cabinets and appliances from Newcastle Furniture Company, centre island with silestone worktops and larger Belfast sink, built in breakfast table, bench and double larder | Informal sitting/breakfast room leading from the kitchen, with steps to the terrace below | Two staircases lead to the first floor with lovely galleried landing and first floor utility and linen/store | Master bedroom with hotel style en-suite bathroom from Fired Earth, superbly equipped and fully fitted dressing room and glazed balcony directly overlooking the gardens and the dene | Three further double bedrooms, all of which have en-suite facilities, one in addition has its own private sitting room with excellent double aspect views over the dene and another with fitted study area

The house has a modern interior design with all double glazed windows, doors, and skirtings replaced with solid oak, replacement full central heating system, upgraded wiring with security external CCTV and lighting. A viewing is strongly recommended of this highly impressive and unique family home.

Services: Mains gas, electricity, water and drainage | Tenure: Freehold | EPC Rating: D

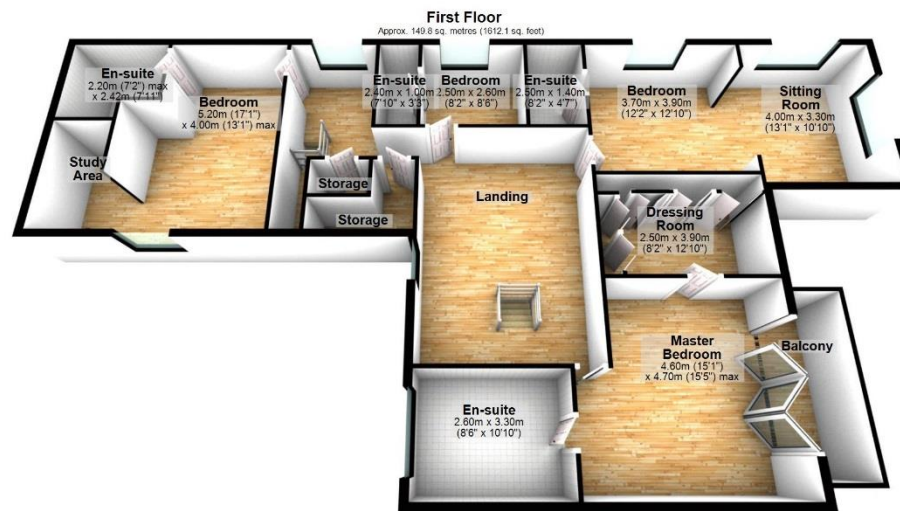
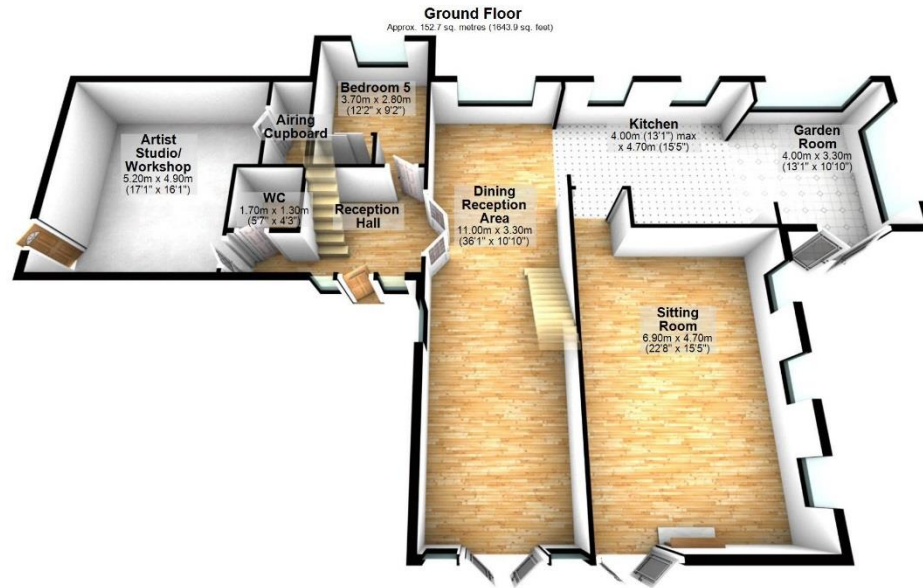
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Total area: approx. 302.5 sq. metres (3255.9 sq. feet)
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