



rare!  
From Sanderson Young



Rosgill, 39 Elmfield Road  
Gosforth



Rosgill, 39 Elmfield Road, Gosforth, Newcastle Upon Tyne NE3 4BA

Guide Price £1,500,000

Located in one of the most popular residential addresses within the heart of Gosforth, is this magnificent, Victorian, three storey, semi-detached house. Properties within this part of Elmfield Road rarely come onto the market for sale and this is one of only four semi-detached houses built at a similar time on this side of the road with lovely, mature garden sites. This is only the second time Rosgill has been on the market in over 50 years; it has the benefit of many fabulous architectural features, inherent to its construction in 1897, including high ceilings, beautiful plaster work, impressive fireplaces, lovely panelled doors, brass furniture, and door plates, as well as superb windows, most of which have been recently replaced with double-glazed, sealed units set in wood sash surrounds. The delightful, private garden and grounds surrounding Rosgill are principally south facing and ideal for families; a long pebbled driveway leads up to the rear courtyard where access is gained to a double plus garage, which was previously a stable with hayloft above. The hayloft still exists and shows potential to be converted to a studio or working office. Entrance to the property is via electrically operated gates set in brick pillars, with lovely boundary hedgerows and brickwork. Rosgill, set back from Elmfield Road, is a highly impressive family home in a great location with very easy and convenient access to the High Street with its shops, banks, and cafes. It is situated in an area known for its outstanding housing, of which this is such a fine example. Viewing is highly recommended.

Fabulous reception vestibule | L-shaped reception hall with beautiful mahogany staircase | Cloakroom and separate large WC | Snug, an ideal day-to-day family room, with fitted furniture, lovely fireplace, and bay window | Formal drawing room with highly impressive and elaborate fireplace and beautiful views overlooking the south facing garden | Elegant dining room with superb fireplace, beautiful arched window with French doors leading to patio terrace and garden | Morning room with ornamental Victorian cooking range and serving hatch to dining room | Extended kitchen with bespoke range of hand-made units, built-in appliances and island unit | Fitted utility room with access to garage | Cellar | Master bedroom with recently refurbished en-suite shower room/WC and underfloor heating | Three further double bedrooms, one with en-suite shower room/WC and one currently set out as a working office and study | Recently refurbished family bathroom with luxury bath, separate shower and underfloor heating | Separate WC

Second floor: two further bedrooms, one a large entertaining games room, ideal as a teenager's bed/sitting room and leading to a galley kitchen  
Separate shower room/WC | Useful large, luggage and general store room | The second floor would easily accommodate three bedrooms if required

Services: Mains gas, electricity, water and drainage | Tenure: Freehold | Council Tax Band: G | Energy Performance Certificate: E

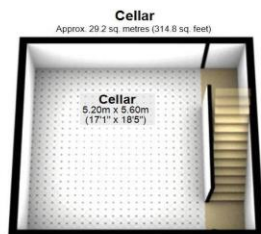
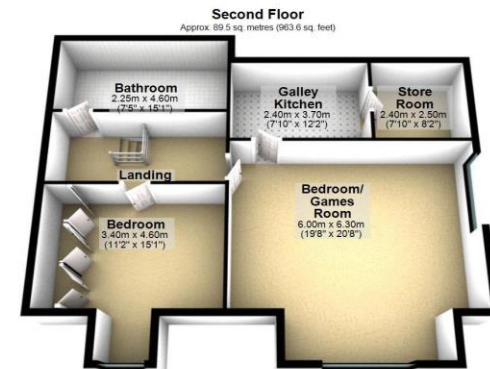
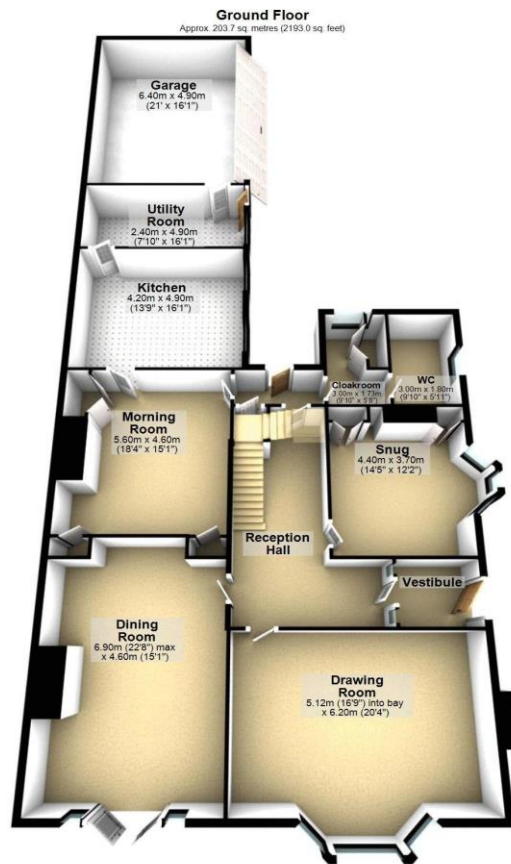
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Total area: approx. 458.9 sq. metres (4939.2 sq. feet)  
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