



rare!

From Sanderson Young



Trees  
Middle Drive, Woolsington



## Trees, Middle Drive, Woolsington, Newcastle upon Tyne NE13 8BS

Guide Price £850,000

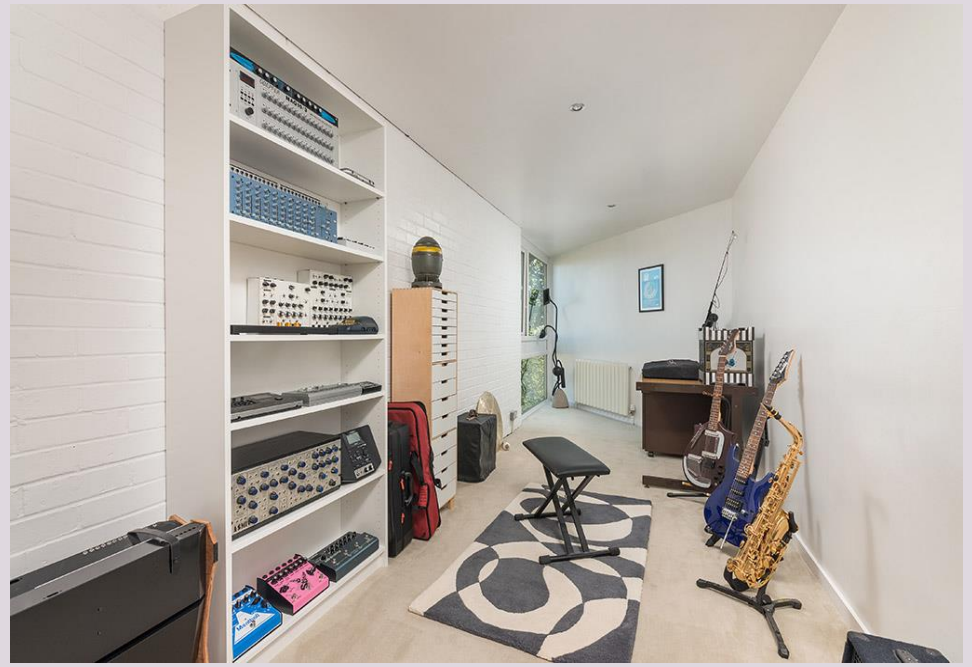
Trees offers a rare opportunity to purchase a piece of modern history, a Grade II listed house designed and lived in by renowned architect, Gordon Ryder and his family. The stylish, modernist home, built in 1968 and listed in 2010, has been a much loved family home by the current owners for 20 years, and has been sympathetically refurbished, with a new kitchen, en suites and shower room, as well as the addition of a fabulous Ecospace garden office/studio (7.2m x 3m x 3m high) with a sedum roof. Trees occupies a mature garden site of approx 0.6 acres, with beautiful oak trees towards the eastern boundary and uninterrupted open aspect rural views. The house is approached via a wide gated entrance, leading to a driveway for 8 cars and a large integral double garage; the private lawned gardens surround the house and are a haven for birds and a variety of wildlife. The house has remained true to its original design, with separate children's and parents' accommodation - the children's areas being set to the ground floor and the parents' bedroom and living areas to the first floor. Key design features include a magnificent glazed eastern elevation, with grey-green panels expressing the stunning ceiling of the sitting room and gallery, with two paraboloid sections, one concave and one convex, ribbon windows (paying homage to Peter Yates' connections to Le Corbusier) and a porthole window to the southern elevation, an original curved hessian wall in the dining room, Peter Yates stencilled timber wardrobes and a high walled roof terrace leading from the master bedroom.

Ground floor | Reception hallway | Cloakroom/wc | Galley kitchen/utility | Children's area - Family room | Four children's bedrooms (currently configured as two bedrooms and two studies) | Shower room/wc | Boiler room | Parents' area - Dining room with patio door to the garden  
Magnificent sitting room with paraboloid ceiling and fabulous picture window overlooking the fields | Mezzanine upper lounge with "bridge" from hallway | Hobby/music room (previously used as a twin bedroom) | Double bedroom with en suite shower/wc | Master bedroom with original stencilled wardrobes | Access to walled roof garden | En suite bathroom/wc | Double integral garage and extensive driveway | Mature and private lawned gardens; Biohort metal garden shed | Services: Mains gas, electric, water & drainage | Tenure: Freehold | Council Tax Band: G

Ryder & Yates set up practice in Newcastle in 1953, and their early work included seven private houses, all sharing a rectilinear plan, of which Trees was the last, the most ambitious and complete. The house has appeared in many publications including the front cover of the RIBA publication 'Ryder & Yates', the 20th Century Society book '100 Houses 100 Years' featured for 1968, and was also prominent in the 'Brutal & Beautiful' Exhibition organised by English Heritage at the Quadriga Gallery, Marble Arch in 2013.

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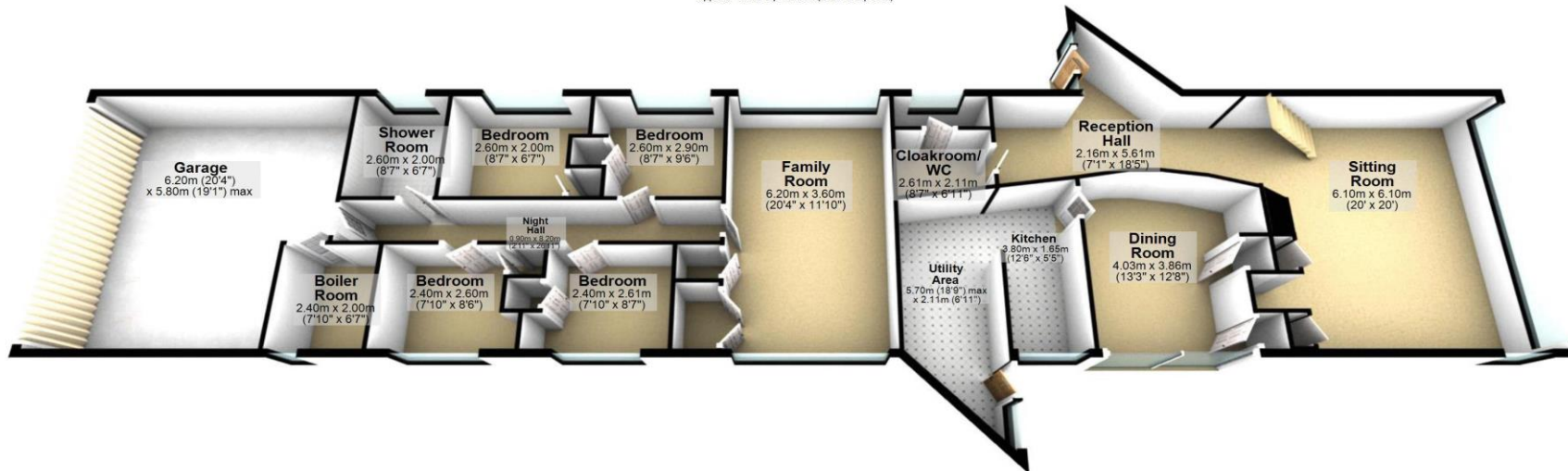






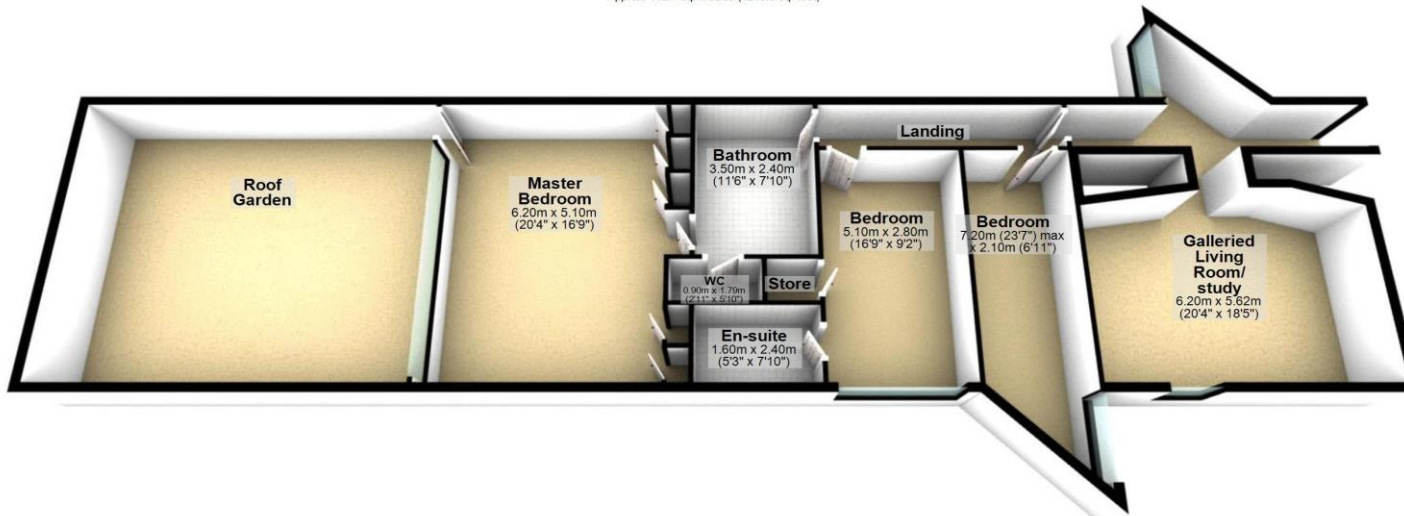
### Ground Floor

Approx. 197.6 sq. metres (2127.5 sq. feet)



### First Floor

Approx. 112.7 sq. metres (1213.3 sq. feet)



Total area: approx. 310.4 sq. metres (3340.8 sq. feet)

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All confidential enquiries to:

Sanderson Young Rare! Office, 95 High Street, Gosforth, Newcastle upon Tyne, NE3 4AA

E: [duncan.young@sandersonyoung.co.uk](mailto:duncan.young@sandersonyoung.co.uk) | E: [ashleigh.sundin@sandersonyoung.co.uk](mailto:ashleigh.sundin@sandersonyoung.co.uk)

T: 0191 2233500 | [www.sandersonyoung.co.uk](http://www.sandersonyoung.co.uk)

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