



rare!

From Sanderson Young



2 The Limes
43 Front Street, Whitburn



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

Guide Price £849,950

Impressive Grade II Listed Family Home with an Abundance of Period Charm, Delightful Rear Gardens, 0.4 Acre Plot & Detached Coach House situated within the heart of Whitburn Conservation Area! This stylish, period residence is ideally located at The Limes, Whitburn.

The Limes, which is thought to have been constructed in 1869 for Sir John Fenwick, was originally occupied as one detached dwelling and the building was subsequently divided into three individual homes some decades ago. Number 2 The Limes, which was purchased by the current owners in 2007, has undergone a series of modernisation's over the last few years and now offers one of a handful of stylish, period family homes within the area. Whitburn Village, one of the most attractive and picturesque villages of the North East, is ideally placed close to the shops and amenities of East St, sports facilities, transport links and excellent local schooling. The village is also well placed to give easy access to the delightful Whitburn beach which is only a short walk away and perfect for families and dog walking. The property is also located close to Sunderland City Centre with its shops, cafes and restaurants.

Boasting close to 3,400 Sq ft of internal living space the accommodation comprises: generous reception hallway with 'Parque' flooring, mahogany return staircase with ground floor WC, cloakroom and door to rear garden; impressive drawing room which measures 26ft with fireplace and beautiful hand-painted, listed ceiling with a formalised pattern of marigolds and chrysanthemums; family room/snug; dining room with French doors to the rear terrace and garden; kitchen/breakfast room with hand-painted units, central island and integrated appliances with access to orangery; utility room; orangery with tiled flooring and French doors leading to the rear gardens. The generous first floor landing leads to four double bedrooms, the master with contemporary, re-fitted, fully tiled shower room and a family bathroom with separate WC.

Externally, the property benefits from a lawned front garden with hedged boundaries and wrought ironmongery. To the rear, a delightful garden which is laid mainly to lawn with well stocked borders, shrubs and paved patios with access to a stone built, double storey former coach house which is now utilised as a double garage and has potential to be converted into a studio or annex accommodation (subject to simple planning and building consent). Well presented throughout, with gas central heating, this wonderful, period home manages to mix modern detail and period living with ease and early viewings are highly recommended to fully appreciate the quality of accommodation on offer.

GRADE II LISTED HOME | FOUR DOUBLE BEDROOMS | DRAWING ROOM with LISTED HAND PAINTED CEILING | FAMILY ROOM | DINING ROOM | KITCHEN/BREAKFAST ROOM | ORANGERY | MASTER BEDROOM WITH RE-FITTED SHOWER ROOM | FAMILY BATHROOM | SEPARATE WC | UTILITY ROOM | GROUND FLOOR WC | IMPRESSIVE RECEPTION HALL | PERIOD FEATURES | DELIGHTFUL FRONT & REAR GARDENS | DOUBLE STOREY COACHHOUSE/DOUBLE GARAGE | WELL PRESENTED THROUGHOUT | GCH

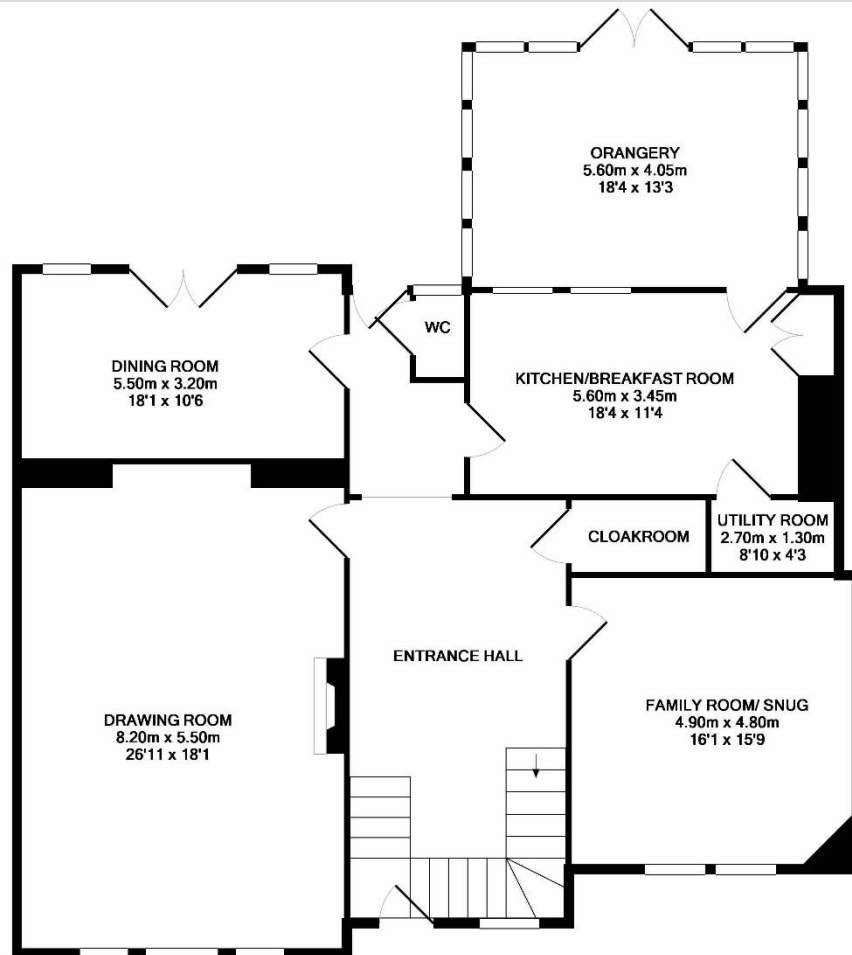
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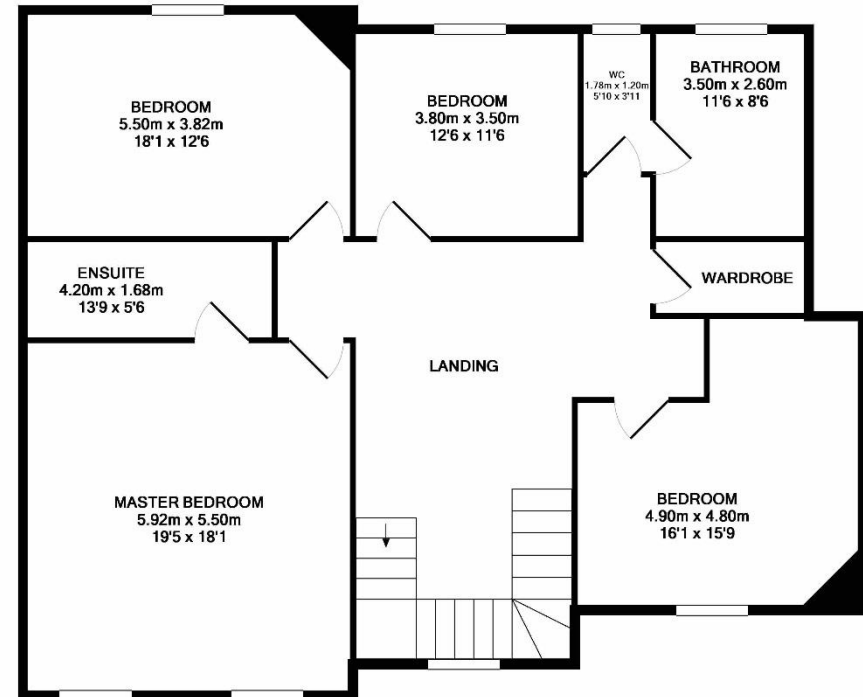








GROUND FLOOR
APPROX. FLOOR
AREA 166.3 SQ.M.
(1790 SQ.FT.)



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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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