



SEATON BURN HOUSE

DUDLEY LANE, SEATON BURN, NEWCASTLE UPON TYNE, NE13 6BE



GEORGIAN GRANDEUR

Seaton Burn House represents an exceptional and rare opportunity to own
a superb Grade 2 listed Georgian Mansion in 30 acres of private grounds





AN IMPRESSIVE COUNTRY RETREAT



Seaton Burn House

Dating from the Neoclassic architectural period (1750 - 1830), this very impressive Grade II Listed property is a fine example of stunning Georgian architecture. The main part of the property is built in traditional red brick with a slate roof, symmetrical sash windows and an imposing portico.

This substantial property is in excellent repair and benefits from numerous additional outbuildings dating from the Victorian Period and which includes additional residential accommodation. A complex of useful cellars in the basement offer plenty of storage and scope for future enhancements.

With large open grounds to the front of the property, there is also an impressive walled garden, extensive well-manicured gardens & secluded areas of woodland. In total the house stands in 30 acres of grounds.

Reached via a 1/4 mile long private drive, the house enjoys an impressive south-facing aspect and is substantially surrounded by farmland.



First floor view from the main house overlooking the grounds







Estate view showing the boundary line

MAIN HOUSE

Total GIFA: 1,107sqm (11,916sqft)



Please note - Floor plans are for illustrative purposes only - not to scale. The position and size of doors, windows and other details are approximate only.

MAIN HOUSE

Total GIFA: 1,107sqm (11,916sqft)



The East Wing

First Floor
GIFA: 522sqm (5,619sqft)



ASHLEY COURT

Total GIFA: 274sqm (2949sqft)



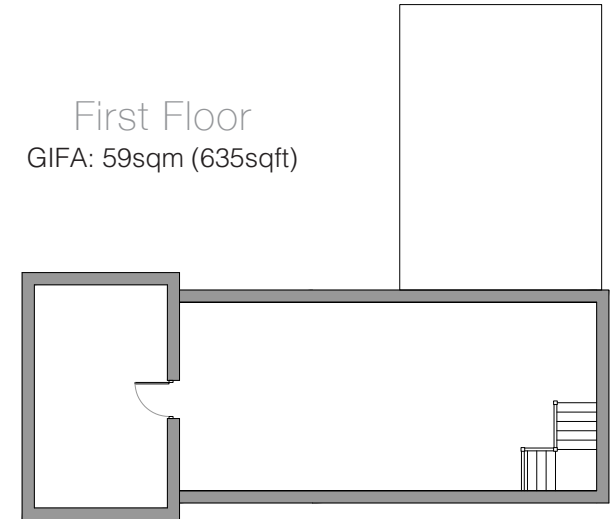
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THE STABLES

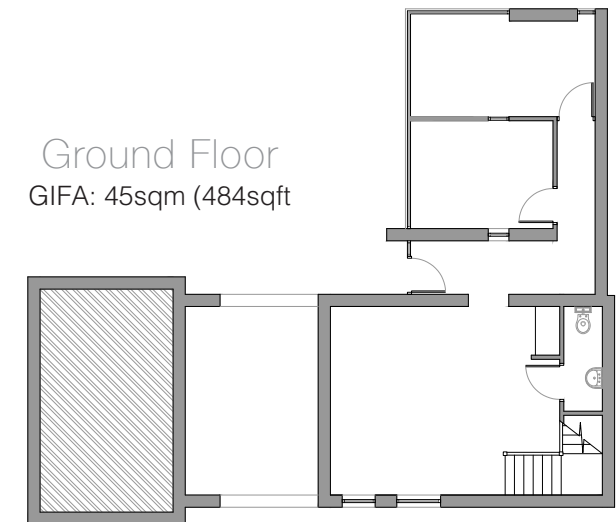
Total GIFA: 104sqm (1,119sqft)



First Floor
GIFA: 59sqm (635sqft)



Ground Floor
GIFA: 45sqm (484sqft)



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The East Wing



View from the East Wing looking towards the Stables



View from the garden looking towards the rear of the East Wing



View from the garden looking towards the main house





Ashley Court



GROUNDS TO IMPRESS

Set in 30 acres of beautifully maintained grounds



Main gated entrance



NO ENTRY









CLASSIC INTERIORS



Main reception room







First floor view of main galleried landing



Ground floor view of main galleried landing











A PRIME LOCATION

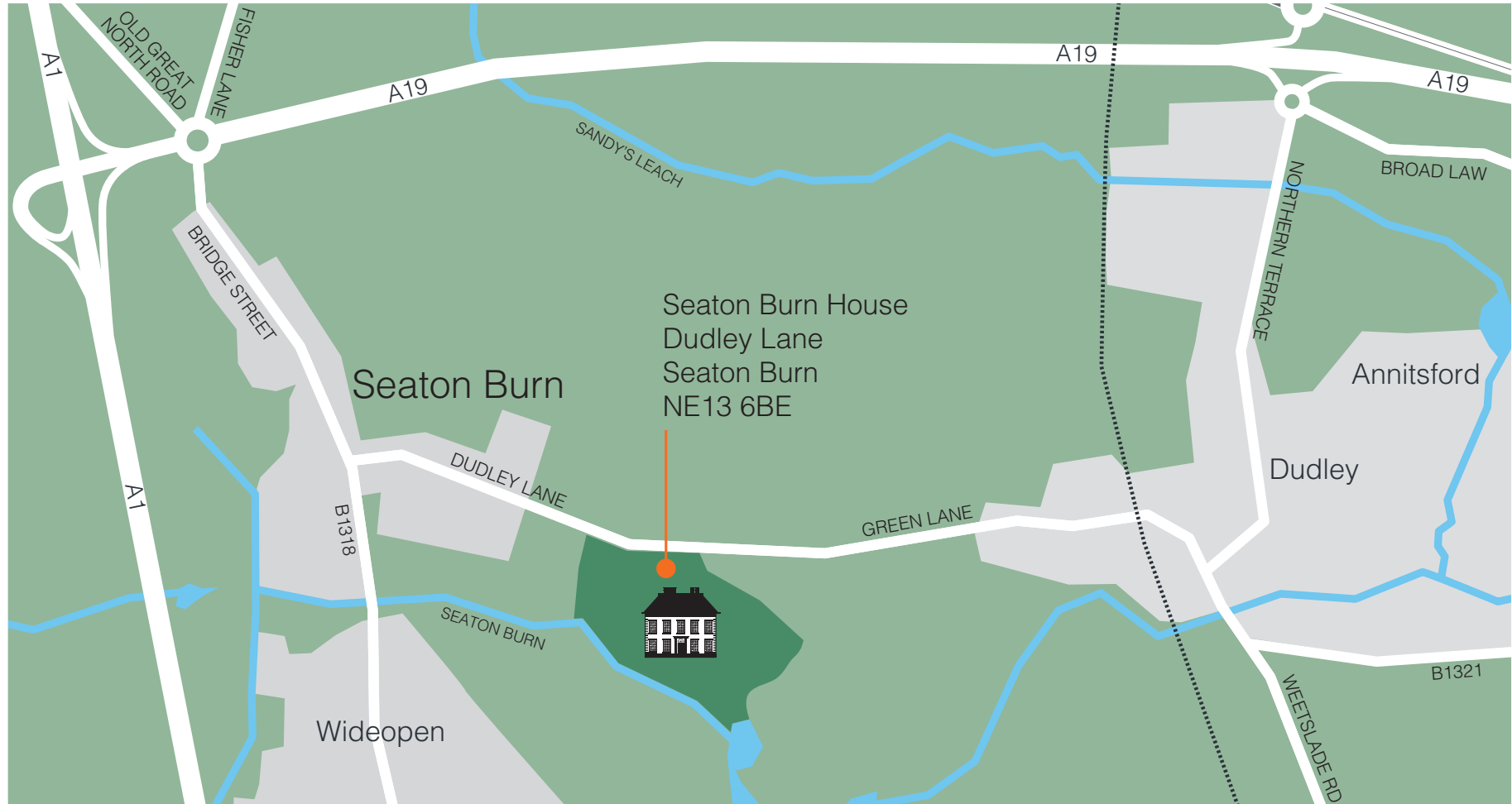
Seaton Burn House is well located close to the junction of the A1 and A19. It is adjacent to the village of Seaton Burn which is a satellite of Newcastle upon Tyne and some seven miles from the city centre.

The property, currently Bellway Plc's Head Office, allows easy access to both Newcastle International Airport, six miles away, and Newcastle Central Station, seven miles away. Both of these transport hubs can be reached by Metro which serves Newcastle; the nearest station being Regent Centre in nearby Gosforth, some four miles away. London King's Cross can be reached in less than three hours by rail from Central Station and Edinburgh Waverly in some ninety minutes.

As well as the ease of access to these vital transport links, Seaton Burn House is well located for the stunning Northumberland countryside. Picturesque Morpeth, Northumberland's County Town, is just over eight miles away and the surfers' mecca, Tynemouth, only ten.



LOCATION MAP



Please note - Map not to scale



TERMS OF SALE

Use

The property is currently used as offices as defined under clause B1 of the Town and Country Planning (Use Classes) Order 1997 as amended. The property could be suitable for a number of other uses subject to planning.

Machinery, Fixtures and Fittings

Unless specifically described in these particulars, all machinery, fixtures and fittings are excluded from the sale though may be available by separate negotiation. Further information is available from the vendor's agents.

Wayleaves, Easements and Right of Way

The property is sold subject to and with the benefit of all rights, including rights of way, whether public or private, light, support, drainage, water and electricity supplies and any other rights and obligations, easements and proposed wayleaves for masts, pylons, stays, cables, drains and water, gas and other pipes, whether referred to in the Conditions of Sale or not. Please check with Highways Department at the local County Council for the exact location of public footpaths/bridleways.

Local Authority

North Tyneside Council, Quadrant, Silverlink North, Cobalt Business Park, North Tyneside, NE27 0BY. General enquiries 0345 2000 101.

EPC

To be confirmed.

Rateable Value

The Valuation Office Agency has entered the property into the 2017 list with a rateable value of £90,000. Interested parties should rely on their own enquiries with the Local Rating Authority.

Tenure

Freehold with vacant possession on completion.

Legal Costs

Each party will be responsible for their own legal costs in this transaction.

Viewing

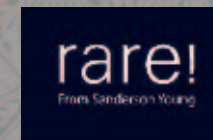
Strictly by appointment only with joint selling agents Davison Blackett Limited and Sanderson Young.

Selling agents



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