



rare! From Sanderson Young



Riversdale
Dipwood Road, Rowlands Gill



Riversdale, Dipwood Road, Rowlands Gill NE39 1DA Offers Over £995,000

Riversdale, which is thought to have been originally constructed in the late 1800s, is an immaculately presented and substantial, period family home which has been completely refurbished, fully rewired, new pipework, and extended by the current owners, to an excellent standard throughout, and now offers impressive living which is now situated over three storeys.

The property itself is ideally situated in the pleasant village of Rowlands Gill and is located on Dipwood Road. The property is also well placed to provide access to local schooling, local shops and amenities and offers excellent transport links into Newcastle City Centre and the surrounding villages. The property is also ideally situated next to the wonderful River Derwent and the Gibside Estate offering easy access to wonderful countryside walks.

Entrance Hall with access to Cloak Room and stairs to the first floor | Living Room with feature fireplace and French doors to the rear garden | Family Room with bay window, original stained glass window and feature fireplace | The Hallway then leads through to an impressive, open plan Kitchen/Diner which measures the full depth of the property, with central island and integrated appliances to the kitchen area with feature fireplace and French doors to the rear terrace and gardens | Boot Room with bespoke fitted storage and access to a ground floor shower room and WC with underfloor heating and door to driveway | Utility Room with window overlooking the driveway.

The stairs to the first-floor lead to a landing with reading area and then onto a contemporary, re-fitted Family Bathroom which is fully tiled with underfloor heating | Bedroom One with dual aspect, feature fireplace and en-suite shower room with underfloor heating | Bedroom Two with walk-in bay window offering wonderful views of the surrounding greenery, feature fireplace and access to an impressive, fully tiled en-suite shower room with underfloor heating | Bedroom Three with bay window, another comfortable double with views and feature fireplace | Bedroom Four with walk-in wardrobe and study area. The stairs to the extended second floor lead to a split level landing and then onto Bedroom Five with exposed beams and another shower room with 'Velux' window and underfloor heating | The stairs then lead to the very top of the property where there is a further Bedroom/Study, again with exposed beams, which benefits from access to a private terrace offering tiled flooring and glass balustrades and again with fantastic, uninterrupted views towards Hamsterley Forest.

Externally, the property is accessed via Dual, Electronic Entrance Gates (GSM Audio Intercom complete with digital keypad and dial to enter function) which open to offer access to a large, block paved driveway offering parking for multiple vehicles with off street parking, feature lighting, driveway ground lights, external alarm, and CCTV security.

Internally, the property is fully equipped with a Touchscreen Alarm System, TV Aerial Plugs in each room, Internet Discs on each floor and access to CCTV security cameras via your mobile device.

The extensive, landscaped gardens are placed to the south and west of the property and are laid mainly to lawn with fenced boundaries. The rear garden is predominantly south facing and offers a tiled patio seating and entertaining area. The full grounds of the property are extensive and extend to approximately 4 acres and offer direct access to the River Derwent and provide private fishing rights for both the North and South side of the river. The grounds also offer access to an old coach-house, which is brick built and in need of full renovation and is accessed via a separate gate from Dipwood Road.

Services: Mains Electric, Gas, Water and Drainage | Underfloor Heating to all Bath/Shower Rooms | Tenure: Freehold | Council Tax: Band: F
Energy Performance Certificate: Rating D









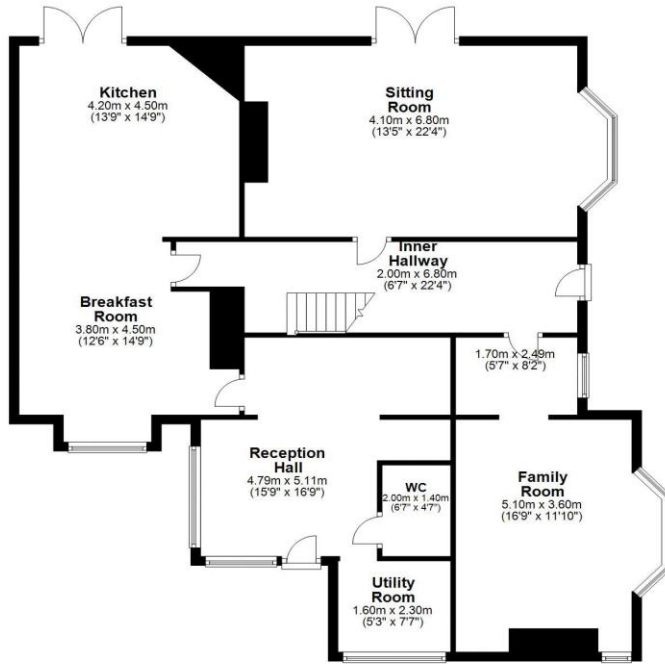






Ground Floor

Approx. 132.4 sq. metres (1425.4 sq. feet)



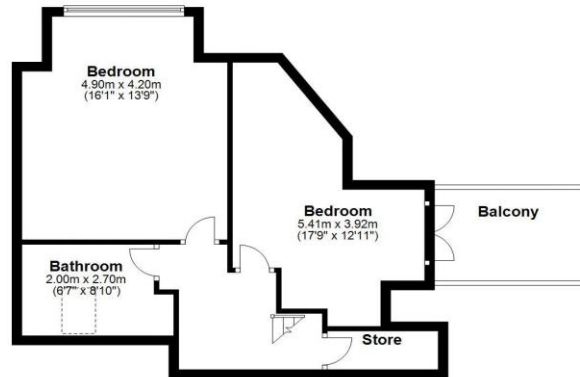
First Floor

Approx. 106.0 sq. metres (1141.5 sq. feet)



Second Floor

Approx. 49.6 sq. metres (533.7 sq. feet)



Total area: approx. 288.1 sq. metres (3100.6 sq. feet)

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