



rare! From Sanderson Young



Ashbourne
Jesmond Dene Road



Price on Application

Substantial, Detached, Art Deco Villa Offering Wonderful Manicured Gardens, Private South West Facing Rear Courtyard & Open Aspect Views Over the Delightful Jesmond Dene!

This is a Rare! opportunity to purchase one of Jesmond's most highly regarded and individual detached residences. This wonderful home offers two generous reception rooms, manicured surrounding gardens, a private south west facing courtyard and boasts almost 3,000 sq ft of internal accommodation.

Ashbourne, which is nestled on the very edge of Jesmond Dene, is thought to have been originally constructed for the Lord Mayor of Newcastle in 1934 and enjoys a fantastic plot in an extremely secluded position within Jesmond and is ideally situated at the tip of Glastonbury Grove and Jesmond Dene Road.

This individual home, which was purchased by the current owners in 2005, has since undergone a series of modernisations and updates and now offers one of the largest, single storey living properties within central Jesmond and Gosforth.

The property is accessed via large wrought iron, electronic entrance gates which lead from both Jesmond Dene Road and Glastonbury Grove and which both, in turn, give way to a long, gravelled driveway offering secure off street parking for multiple vehicles.

Internally, the property is accessed via a central lobby with cloakroom and guest WC | The magnificent central reception hall enjoys a wonderful, glazed atrium and bespoke decorative ceiling with tiled flooring | The lounge is placed to the south east of the property and offers a fireplace and also a fully refurbished art deco walk-in bay with French doors that lead onto a private terrace with views over the dene | The dining room/reception room two is accessed, again, from the central hall and is generous in size with wonderful art deco walk-in bay window, decorative ceiling, fireplace and views

The kitchen/breakfast and family room has been both re-modelled and extended and now offers a well presented kitchen with Newcastle Furniture Co units, granite worktops with integrated appliances and tiled flooring. The family/dining area offers dual French doors that lead out onto another private terrace/seating area and rear courtyard | Utility room with fitted units and door to the rear courtyard

The central hallway then leads through to the rear of the property and gives access to four bedrooms; bedroom one is located to the south side and offers a generous suite with access to an en-suite bathroom whilst bedrooms two and three are located to the very rear via a second reception hall. The fourth bedroom has been re-modelled to provide stair access to a first-floor study space. This room now offers a dressing area with en-suite shower room. A garden room/third reception room is accessed from the second hallway, to the rear of the property, and offers doors to the rear courtyard.

Externally, the property offers wonderful, manicured gardens with mature borders, an abundance of established trees, well stocked and walled borders with high hedges which provide privacy from the road. To the rear, is a charming and private south west facing courtyard with a raised terrace/seating area, raised planters and paved dining terrace which is perfect for entertaining or dining al-fresco.

Well presented throughout, this incredible and bespoke Art Deco style home simply demands an early inspection to fully appreciate the quality of accommodation on offer in such a spectacular location!









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