



Westoe Grange
8 Westoe Village





Westoe Grange, 8 Westoe Village, South Shields NE33 3DZ

Offers Over £635,000

Westoe Grange is a substantial, four storey mid-terraced property dating back to the late 1700's/early 1800's. The property is well positioned within the heart of this fabulous conservation area and is Grade II listed, retaining many wonderful traditional features. With accommodation extending to approximately 4500 sq ft, this much loved family home has been renovated and extended by the current owners, including a ground floor extension, reconfiguration of the second floor bedroom accommodation and fully tanking the cellar to provide a gym and wine cellar. Externally, the stunning walled garden is very private and is predominately laid to lawn with feature patios as well as a raised terrace accessed from the fabulous feature window to the rear landing. The viewing tower to the top floor gives excellent panoramic views towards the Port of Tyne and the property was originally believed to be built for a ship owner in the local area to an extremely high standard.

Entrance vestibule | Imposing entrance hallway | Living room | Sitting room | Dining room | Kitchen/breakfast room | Utility room | Cloakroom/wc | Three first floor double bedrooms | Jack and Jill bathroom/wc | Family bathroom/wc | Stairs to second floor | Double bedroom currently used as an office/studio | Guest bedroom | Study | Spiral stairs leading to fabulous viewing tower | Walled rear garden with block paved terrace and lawned area | First floor patio terrace with spiral staircase | Cellar with gym and wine cellar | On street permit parking

Services: Mains electricity, gas and water | Tenure: Freehold | Council Tax: Band G

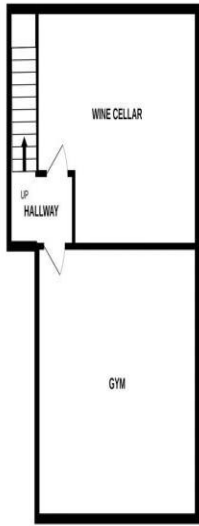




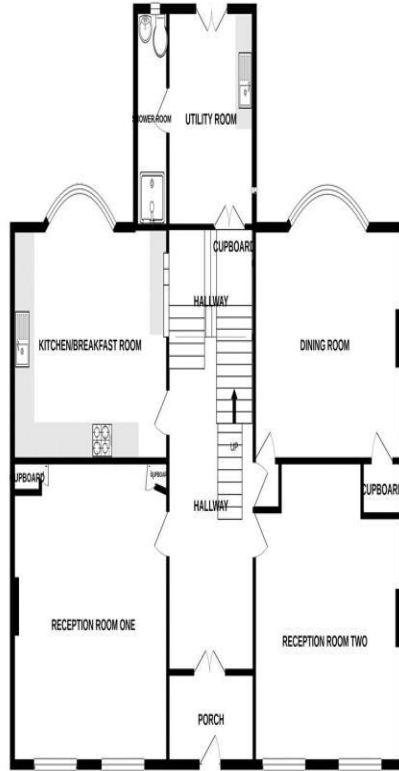




BASEMENT LEVEL
398 sq.ft. (36.7 sq.m.) approx.



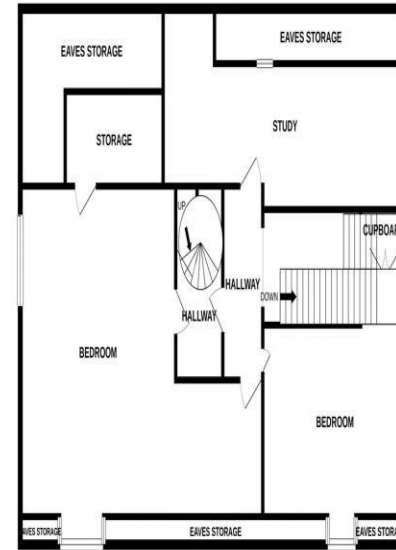
GROUND FLOOR
1308 sq.ft. (121.2 sq.m.) approx.



1ST FLOOR
1483 sq.ft. (137.3 sq.m.) approx.



2ND FLOOR
1287 sq.ft. (119.0 sq.m.) approx.



OBSERVATORY
88 sq.ft. (8.1 sq.m.) approx.



TOTAL FLOOR AREA : 5116 sq.ft. (475.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.

Made with Metropix ©2021





All enquiries to our Gosforth Office | 95 High Street, Gosforth, Newcastle upon Tyne NE3 4AA

T: 0191 213 0033 | www.sandersonyoung.co.uk

