



rare! From Sanderson Young



Manor House  
Westoe Village



# Manor House, Westoe Village, South Shields NE33 3EQ

Guide Price £1,200,000

This imposing period property is ideally situated within the desirable Westoe Village Conservation Area, South Shields. Westoe Village, with its assortment of fine 18th and 19th century buildings lining a wide tree filled medieval street, brimming with detail, character and charm, is arguably one of the finest streets in the county.

Manor House is one of the largest period residences within the area and is thought to have been originally constructed in the late 1800s. The property has been sympathetically restored over the last few years by the current owner and now offers one of the finest period homes within the locality. The property is also well placed within the village to provide easy access into South Shields Town Centre, excellent local transport links as well as excellent local schooling, Sandhaven Beach and Bents Park, which are all only a short walk away.

Entrance vestibule which is accessed through an imposing and oversized door set back underneath a beautiful arched portico | The vestibule then leads through to the lobby and through to the wonderful reception hallway, with decorative ceiling and large period fireplace | To the rear of the property is a remarkable drawing room with an original ornate fireplace and decorative ceiling; this space is a fantastic reception room which offers two sets of double doors leading out to the rear garden and is perfect for entertaining A door from the central hallway then gives access to the impressive, open plan kitchen/dining and living space which measures the full depth of the property. This wonderful space is ideal for modern family living and offers a stylish, re-fitted kitchen with high gloss cabinetry, central island with breakfast bar and an abundance of integrated appliances. | The kitchen/diner is open to the fantastic living space, which is placed to the rear | Large utility room with door to garden

The attached annex is accessed from the main hallway and features a spacious living room with a feature fireplace and door to the rear gardens. The annex also offers two good sized double bedrooms, one of which offers a re-fitted en-suite shower room with three-piece suite.

The stairs then lead up to the delightful first floor landing with original stained glass picture window and beautiful original central glass dome which is a main feature of the property | The first floor landing then gives access to five bedrooms | The enviable principal bedroom is located to the rear and offers a private en-suite shower room and WC | Bedroom two with an en-suite | Two further double bedrooms are also found to the first floor and a well presented study/bedroom | Large family bathroom with four piece suite

A stairwell then leads up to the second floor, which is comprised of three bedrooms, all of which offer excellent proportions. There is also a fourth bedroom which has a private en-suite, a family bathroom and a storage room.

Externally, the property is accessed via two grand pillars which give access to the extensive block paved driveway, providing off street parking for multiple vehicles. The driveway leads to a large, detached, three car garage and also to an attached double garage with low maintenance planted borders. To the rear of the property is a delightful and secluded south facing garden with block paved patio seating and entertaining areas with mature planted sections, beautiful borders and tall mature trees providing a truly private space.



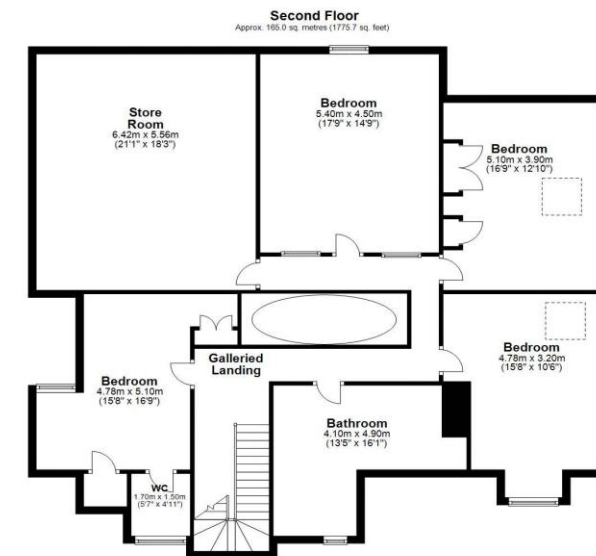
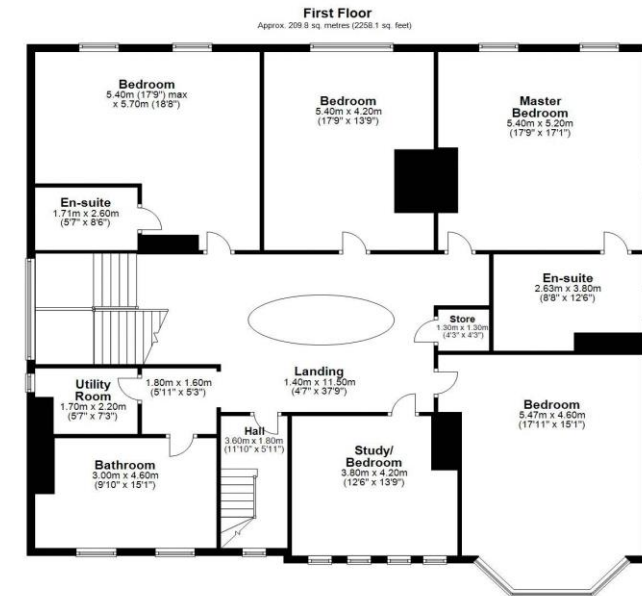
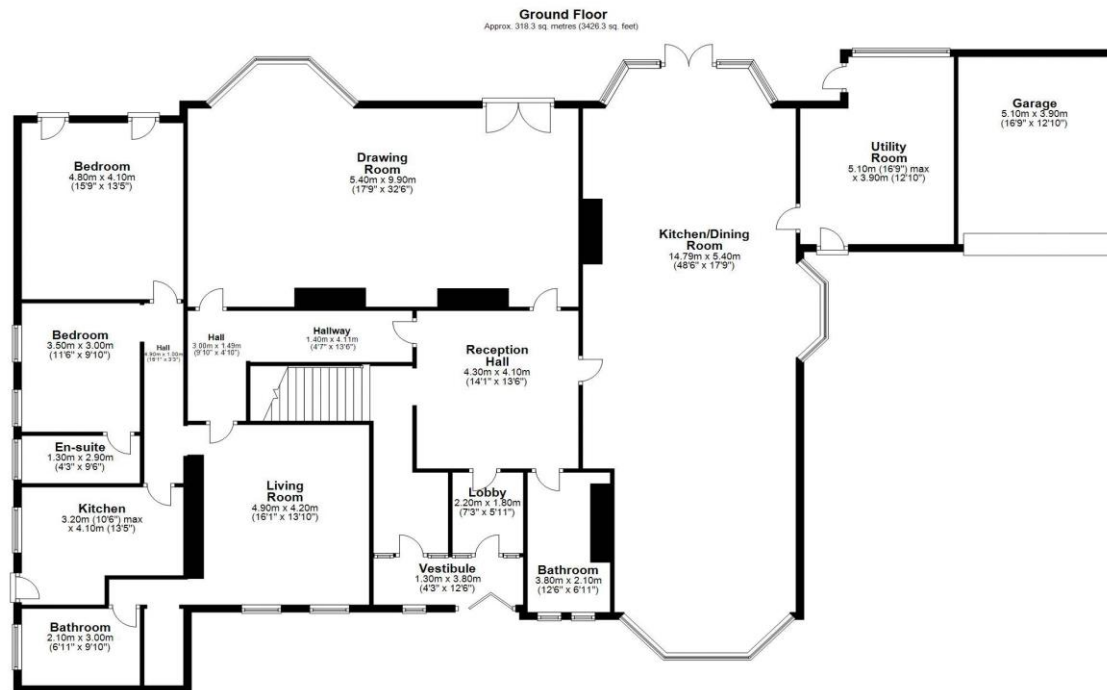












Total area: approx. 693.1 sq. metres (7460.2 sq. feet)  
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