



Lovaine Place | North Shields | NE29 0BW

£530,000

There is an immediate sense of scale and character here with high ceilings, detailed panelling, generous proportions, and a layout that unfolds across four levels with real presence. From the moment you step inside, the house feels composed, atmospheric and unmistakably individual. The hallway sets the tone beautifully, finished with William Morris wallpaper that elevates the transition between floors and gives the home a distinctive, design-led feel. To the front sits the principal living room, a richly styled reception with strong proportions and a wonderful sense of depth. High ceilings and period detail create a room that feels both impressive and inviting. To the rear, the dining room is every bit as impactful. Generous in scale and beautifully presented, this is a true entertaining space, large enough for substantial gatherings yet intimate enough for everyday use. The proportions allow for flexibility too, whether formal dining, a second sitting room, or a more relaxed family space. It is a room with real presence. The lower level adds another dimension to the house. The kitchen is full of character, finished with slate flooring and arranged to offer excellent workspace and storage. Beyond, the basement lounge provides a completely separate atmosphere, a versatile reception room. A bathroom at this level adds practicality and flexibility. Two beautifully sized double bedrooms occupy this floor, both generous in scale and filled with natural light. The bathroom is a standout space, elegant and timeless, featuring a statement bath, separate shower and panelling that enhances the home's period character. The top floor delivers impressive additional accommodation. The principal room on this level feels almost suite-like in scale, while a further double bedroom offers flexibility for guests, workspace or dressing room use. This is a home of genuine stature, layered accommodation across four floors, bold interior styling and original character that hasn't been diluted. It offers scale, flexibility and a finish that feels deliberate and premium throughout.

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FOUR STOREY TERRACED HOUSE

FOUR WELL PROPORTIONED DOUBLE BEDROOMS

CHARACTERFUL INTERNAL PERIOD FEATURES AND DETAILING

GENEROUS DINING KITCHEN WITH SLATE FLOOR AND OAK CABINETS

TWO LIVING ROOMS WITH FEATURE FIREPLACES

IMPRESSIVE FAMILY BATHROOM WITH FREESTANDING BATH & SEPARATE SHOWER

For any more information regarding the property please contact us today

Lower Ground Floor

DINING KITCHEN 13'8" x 14'10" (4.17m x 4.52m): Slate tile flooring, wall, base and drawer units, granite work surfaces, tiled splashbacks, breakfast bar seating, range style cooker space, inset sink with mixer tap, double glazed window to rear, door to rear.

LOUNGE 14'9" x 13'9" (4.50m x 4.19m) Plus alcove cupboards: Herringbone wood flooring, wall panelling, double glazed window, feature fireplace with surround, ceiling coving, radiator, door to:

LOWER GROUND HALLWAY: Door to front, electric radiator, part tiled walls, wood flooring, door to:

BATHROOM 4'10" x 10'4" (1.47m x 3.15m): Panelled bath, pedestal basin, W.C, tiled flooring, tiled walls.

Ground Floor

ENTRANCE VESTIBULE: Entrance door, wall panelling, decorative corning, pattern tiled floor, door to:

HALLWAY: Stairway to first floor with runner, William Morris wallpaper, decorative corning, dado rail, radiator, wood flooring, door to rear, door to:

LIVING ROOM 16'2" x 14'1" (4.93m x 4.29m): Feature fireplace with surround, wood flooring, decorative ceiling rose and corning, William Morris wallpaper, double glazed window.

DINING ROOM 12' x 13'11" (3.66m x 4.24m): Plus utility/storage cupboard: Stairway to lower ground floor, wood flooring, picture rail, ceiling rose, double glazed window.

First Floor

LANDING: Stairway to second floor, dado rail, William Morris wallpaper, wood flooring, door to:

BEDROOM ONE 11'8.5" x 14'1" (3.57m x 4.29m): Plus storage/walk in wardrobe area and alcove cupboard: Double glazed window, radiator, decorative corning.

BEDROOM TWO 12'6" x 13'9" (3.81m x 4.19m): Recess storage, radiator, double glazed window.

FAMILY BATHROOM 7'5" x 10'4" (2.26m x 3.15m): Freestanding claw foot bath, high level cistern W.C, pedestal wash basin, separate shower enclosure, tiled flooring with underfloor heating, panelled walls.

Second Floor

SECOND FLOOR LANDING: Double glazed window on half landing, William Morris wallpaper, door to:

BEDROOM THREE 11'2" x 18'7" (3.40m x 5.66m) Velux window, panelled feature wall, eaves storage, radiator, loft access hatch.

BEDROOM FOUR 12'9" x 12'7" (3.89m x 3.84m) Velux window, panelled feature wall, eaves storage, radiator.

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PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains
Broadband: *Cable/FTTC/FTTP/
Mobile Signal Coverage Blackspot: No
Parking: Garage/Driveway

MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

TENURE

Freehold - It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: B

EPC RATING: D

WB3470.TJ.DB.03.03.2026 V.1







| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 75 C |
| 55-68 | D | 64 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

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