



7 The Coach House

The Drive



SANDERSON
YOUNG



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This outstanding and immaculately presented conversion apartment is ideally placed to the first floor of The Coach House, Gosforth.

The Coach House is a prestigious, Grade II Listed development that is perfectly positioned on The Drive, Gosforth, and offers direct access to everything central Gosforth has to offer.

This stylish apartment is situated only a short walk from Gosforth High Street with its shops, cafes and restaurants whilst also offering easy access to outstanding local schooling and excellent transport links. Newcastle's Town Moor is also found nearby offering direct access to beautiful open green space.



Price Guide:
Guide Price £595,000





The Coach House was originally constructed back in 1796 when it was then attached to Coxlodge Hall, which was constructed by Job Bullman who resided in the hall between 1796 - 1819. The main hall was destroyed by a fire in 1877 and was then rebuilt 2 years later, before being eventually demolished in 1939. The Coach House is one of only two remaining original buildings of the Coxlodge Hall estate.

The latest transformation was overseen by the current owners in 2020, where the property was completely redeveloped from office space into 8 private luxury residences.

Set behind secure electronic vehicle and pedestrian entrance gates, the internal accommodation comprises: Communal hallway with secure entry phone system, meter store cupboards with lift and stair access to the first floor | Private entrance at the first floor level | Hallway with loft access, alarm panel and stairs leading down to a guest WC and roof light | Large cloak cupboard/store | The hallway then leads through to an impressive open plan living and dining space with dual aspect windows, vaulted ceiling and exposed roof timbers.

The living and dining space is open to the kitchen where steps lead down and into a lovely and stylish kitchen/breakfast room with bespoke fitted cabinetry, stonework surfaces, tiled flooring and integrated Neff appliances, with electronically operated roof light and Fisher & Paykel fridge freezer | Utility room with Belfast sink, stone worktops and boiler cupboard.

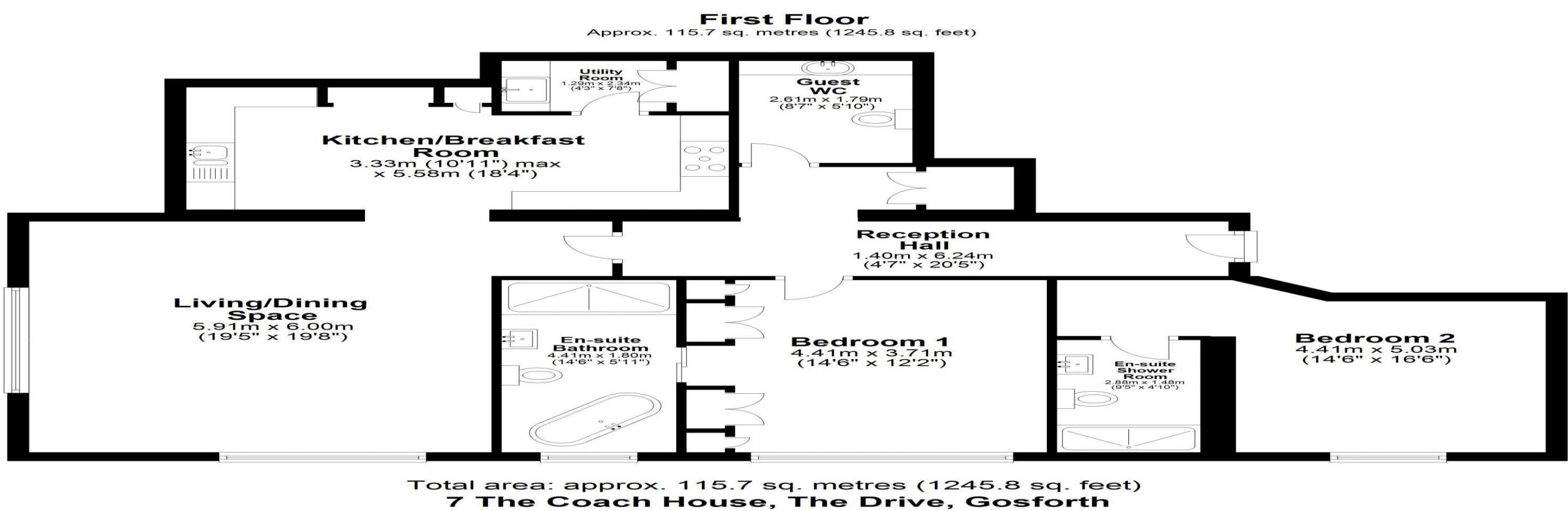


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Floorplan To Be Included.



The hallway then leads through to two beautifully appointed double bedroom suites | Bedroom one is a lovely double room with bespoke fitted Mowlem & Co. wardrobes and a pocket door sliding to give access to a stunning ensuite bathroom with underfloor heating and four piece suite including a free standing bath and walk in shower.

Bedroom two, again is another double room with access to a beautiful ensuite shower room, again with heated flooring and three piece suite.

Externally, the apartment enjoys access to an enclosed and communal courtyard that is utilised solely by the residents and also benefits from two allocated, secure parking bays.

Immaculately presented throughout, this excellent apartment offers a rare opportunity to secure one of Newcastle's finest residential apartments and early viewings are strongly recommended.

Services | Mains; Electricity, Gas, Water, Drainage | Tenure; Leasehold, Share Of Freehold | Council Tax; Band D | EPC Rating; TBC

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