



52 High Street

Gosforth



SANDERSON
YOUNG





52 High Street Gosforth, NE3 1LX

This Distinctively Modern & Historic Grade II Listed Family Home Provides a Superb Central Position within the Very Heart of Gosforth's Conservation Area. Offering Substantial Front & Rear Gardens, Three Reception Rooms, an Incredible Open Plan Kitchen/Dining & Living Space, Four Double Bedrooms, Contemporary Re-Fitted Family Bathroom, Shower Room & En-Suite, Secure Off Street Parking & No Onward Chain!

This spectacular, stone built period home is set over three floors and is ideally placed within the centre of Gosforth's conservation area and is thought to have been originally constructed in the early 1800's as part of the original Bulman Village. The property has since undergone a complete and sympathetic transformation by the current owners who have managed to mix modern detail and period charm with ease.

Situated on the High Street, this exceptional terraced home offers direct access to everything Gosforth has to offer including Gosforth High Street with its shops, cafes and restaurants, excellent local transport links, outstanding local independent and state schooling and gated access to South Northumberland Cricket Club.

Price Guide:

Guide Price £1,285,000

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The internal accommodation comprises: Lobby | Entrance hall with solid oak herringbone flooring and staircase leading to the first floor | Beautiful drawing room with period fireplace, decorative ceiling, two large west facing windows overlooking the front gardens, and working shutters | Dining room/reception room two with decorative panelling to the walls, fireplace and door leading to the rear courtyard.

The main hallway then leads through and down to a lobby area with two store cupboards and a ground floor guest WC | Snug/family room which offers a window overlooking the rear courtyard and is open to the lovely rear hallway with reading area and French doors leading to the courtyard. This second hallway also enjoys beautiful solid oak herringbone flooring and offers a vaulted ceiling with several rooflights flooding the space with natural light.

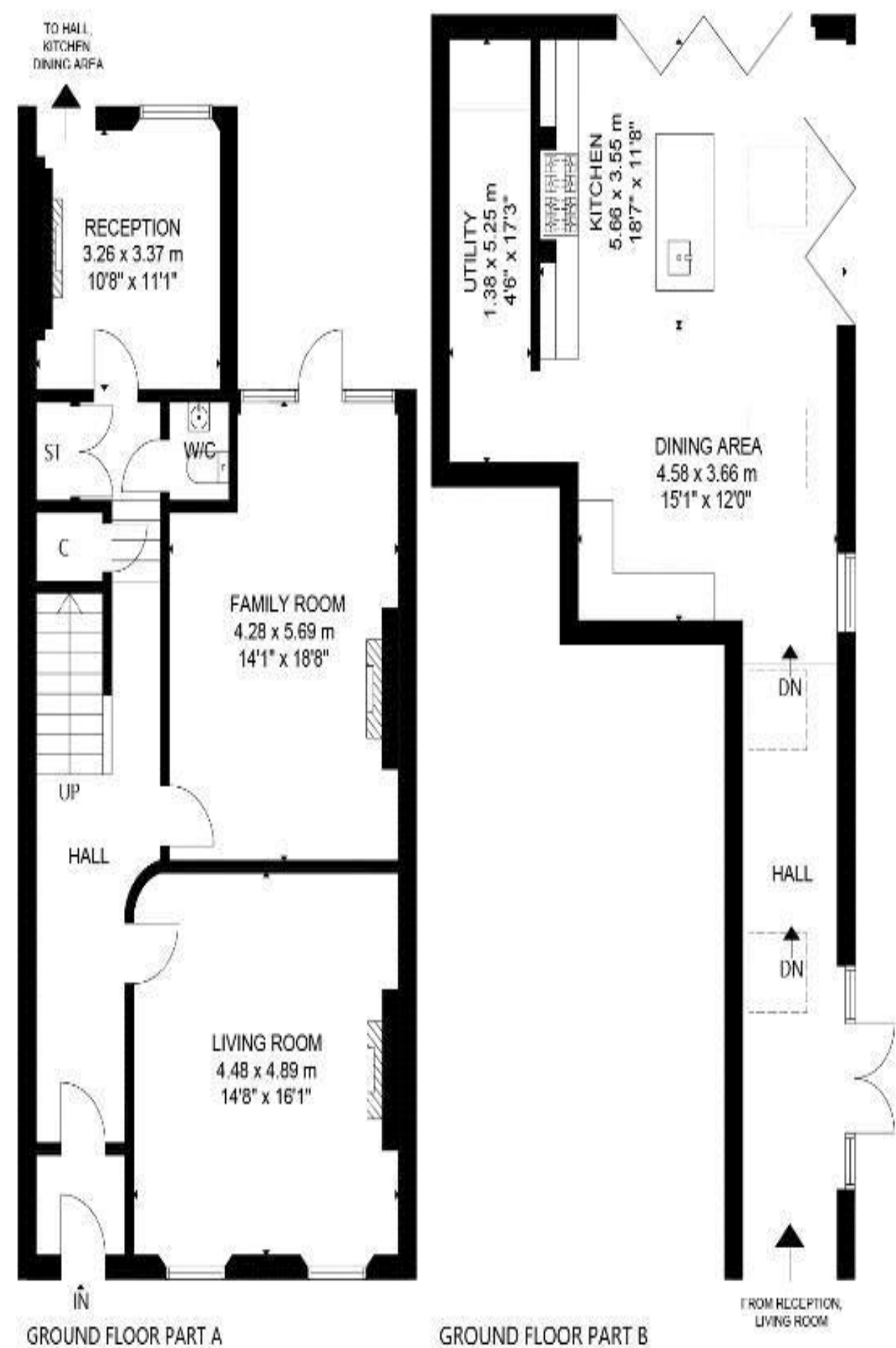
The hallway then gives access to the incredible open plan kitchen/dining and living space, again with vaulted ceiling and solid oak flooring. The kitchen area offers a beautiful fitted kitchen with modern range cooker, large central island, integrated appliances and stone work surfaces. This superb addition enjoys a bespoke fitted seating/dining area with two large bi-folding doors that, when opened, offer direct access to the rear courtyard and delightful rear gardens | Utility area.



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The stairs then lead up to the first floor landing and then on to three double bedrooms | Bedroom one is positioned to the front of the property and offers views over the front gardens with west facing windows and access to a stylish re-fitted en-suite shower room and WC | Bedroom two is positioned to the rear and offers views over the rear | Bedroom three is a smaller double room | Stairs then lead up to the second floor and to a fourth double bedroom with ¾ height panelling, dual store cupboards and a second re-fitted shower room with WC.

Externally, this incredible home is accessed via secure electronically operated entrance gates that lead from both the front and rear of the property. The front gardens are immaculately presented and are laid mainly to lawn with well stocked borders and paved walkways and seating area leading to the main entrance.

To the rear, is a beautiful lawned family garden with gated access to South Northumberland Cricket Club, and a raised and paved terrace/entertaining area which is perfect for breakfast. The rear space also offers a secure electronically operated entrance gate which opens to a large gravelled driveway providing secure off street parking.

Impeccably presented both inside and out, early viewings are deemed essential to fully appreciate the size and quality of accommodation on offer.

52 HIGH STREET, GOSFORTH, NE3 1LX
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 2,728 SQ FT / 253 SQ M
 All measurements and fixtures including doors and windows are approximate and should be independently verified.
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