



# Tancred House

56 Whaggs Lane, Whickham



## Tancred House, 56 Whaggs Lane, Whickham, NE16 4PQ

Excellent Stone Built Detached Period Family Home Situated on an Extensive Garden Site of c. 0.4 Acres with Private Wrap Around Gardens, a Superb Open Plan Kitchen/Dining & Family Space, Lounge, Sitting Room, Spacious Entrance Hallway, Downstairs Cloakroom, Four Double Bedrooms, Two Ensuites, Family Bathroom, Large Gated Driveway and Double Garage!

This immaculately presented and detached period home is ideally positioned on the prestigious Whaggs Lane in Whickham and is well placed to offer easy access to outstanding local schooling and the shops and amenities of Front Street. Whickham is a semi-rural location yet offers close proximity to the Metro Centre and is 5 miles south west of Newcastle.

Tancred House is understood to be one of the oldest properties in Whickham, having originally been built for the Coal Board in circa. 1880. The property has been sympathetically redeveloped since the current owner's purchase in 2018, whilst retaining its period character, with ornate cornicing and original Victorian plaster.

These extensive works include a large double storey extension, full internal fit out, construction of a new detached garage, new double glazed wooden sash windows, a complete new roof to the property and relandscaping of the garden.

The internal accommodation comprises: Spacious entrance hallway with bespoke fitted storage staircase leading to the first floor | Stunning and extended open plan kitchen & dining room with dual aspect views and glazed French doors leading onto the rear garden. The kitchen is highly impressive and boasts a range of modern cabinetry & worktops, integrated appliances throughout and a large central island | Ground floor WC & utility room | Formal sitting room with feature log burning stove and bay window | Separate lounge, also with log burner | Understairs store





First floor landing | Principal bedroom suite, enjoying a large double room with bespoke fitted wardrobes | Contemporary ensuite shower room WC | Bedroom two is a further generous double room | Ensuite shower room WC | Bedrooms three and four | Family bathroom with contemporary three piece suite.

The property further benefits from planning permission for a loft conversion, should any buyer desire.

Externally, Tancred House boasts an attractive wide frontage, with electronic gates leading to a sweeping gravel driveway offering secure parking | Detached double garage with electric roller door | The formal gardens wrap around the entirety of the property, and are laid predominantly to lawn, with mature and well stocked borders offering a great degree of privacy | Raised paved patio terrace.

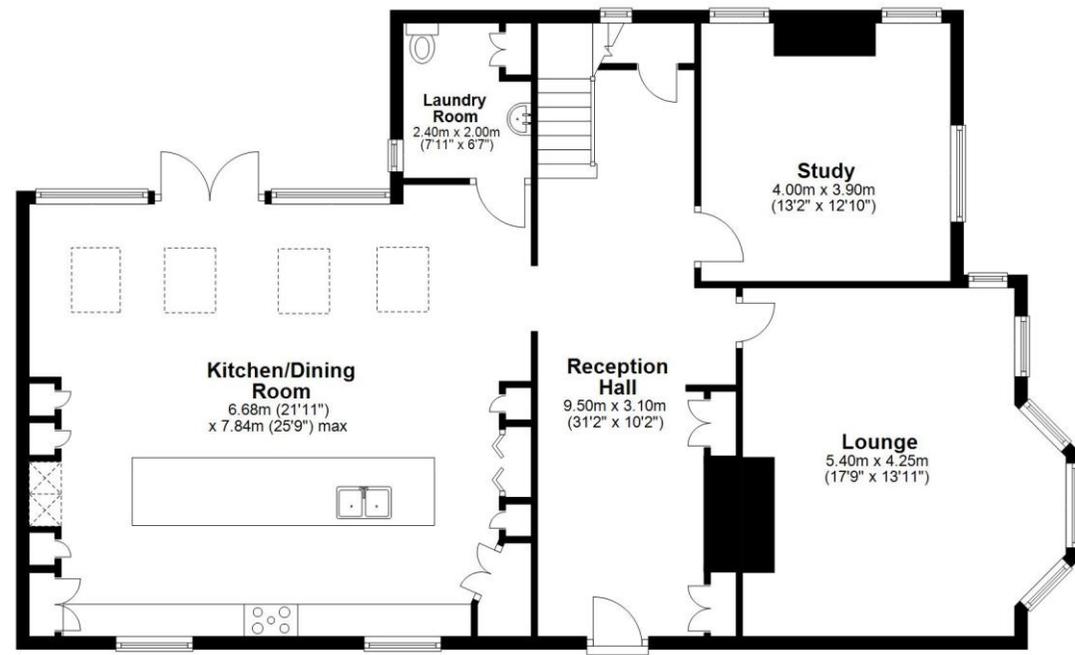
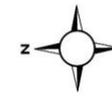
This superb family home presents a rare opportunity to acquire one of Whickham's most sought-after detached period properties. Early viewing is strongly recommended to fully appreciate the quality of accommodation.

Services: Mains gas, electricity, water & drainage | Tenure: Freehold | Council Tax: F | Energy Performance Certificate: E

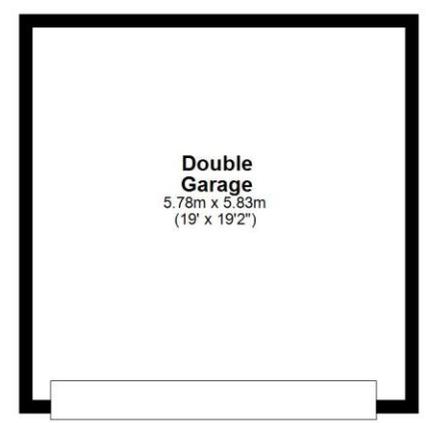
**Price Guide: Offers Over £995,000**



**Ground Floor**  
Approx. 127.6 sq. metres (1373.7 sq. feet)



**Double Garage**  
Approx. 33.7 sq. metres (362.7 sq. feet)



**First Floor**  
Approx. 107.2 sq. metres (1153.7 sq. feet)



Total area: approx. 268.5 sq. metres (2890.1 sq. feet)

**56 Whaggs Lane, Whickham, -**



# rare!

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