

*Jesmona Towers*  
La Sagesse, Jesmond



# *Jesmond Towers*

La Sagesse, Bemersyde Drive, Jesmond, Newcastle upon Tyne, NE2 2HL





# *Jesmond Towers Estate*

Providing one of the finest period mansion houses within Newcastle upon Tyne, is this outstanding luxurious detached residence set within its own gardens and grounds which extend to just under 6 acres. This small estate has the privilege of having a truly magnificent setting as it forms part of the Jesmond Dene Conservation Area and is surrounded by stunning grounds, which include two detached North and South lodges, as well as the mansion house itself and a disused former gymnasium.

The property was originally built in the early 19th century and had an extension carried out in 1817, and then again 1823-27, for its owner Sir Thomas Burdon who was the Mayor of Newcastle and former coalmine owner. The property was later transferred into the ownership of a local entrepreneur and builder, Charles Mitchell, who enlarged the house further in 1869 and 1884. The property was bought in 1912 by The Filles of La Sagesse who established the building as La Sagesse Roman Catholic School until it closed in 2008.

The site was then purchased by a local entrepreneur and divided into two ownerships; one half of the estate being redeveloped into 48 luxury houses, which remains one of the most prestigious residential addresses within Newcastle to this day.

The second part of the estate was retained by a local private owner, who is still the custodian of the property. Their investment in 2009 included just under 6 acres of gardens and grounds, the main Jesmond Towers, as well as its former gymnasium which was significantly damaged by a fire in November 2021 and now shows great potential to be redeveloped for leisure, residential or associated uses. It occupies a site, including its access road, of circa 2000m<sup>2</sup>, which is 0.21 of a hectare.

Jesmond Towers also includes two separate detached lodges, North & South Lodge, the latter with access from Bemersyde Drive and leading into central

Jesmond, its schools, shops and sporting facilities, whilst to the north the access leads onto a local road known as Jesmond Dene Road, adjacent to Jesmond Dene House, one of the region's most prestigious and luxurious hotels.

The site is also part of the Jesmond Dene Conservation Area, enjoying the magnificent setting of the dene itself with its Armstrong Estate history and truly stunning grounds, as well as the beautiful Ouseburn which runs through and connects to the River Tyne.

Jesmond Towers is a very fine example of a Gothic influenced Victorian mansion, and includes beautiful entertaining and reception spaces, and has retained many of its Grade II\* listed features, as well as offering ancillary independent apartments and living quarters for staff.

The refurbishment of this building has been extensive, from the complete replacement of the main roof to new windows, completely new services throughout, and internal refitting and interior design, supporting a luxury mansion of the modern 21st Century. State of the art kitchens, bathrooms and lighting features are common throughout this truly splendid home.

A Clifford Chapman staircase has been built within the main house and is a fabulous feature of the access to the first floor above.

The gardens and grounds have also been professionally landscaped with modern day leisure and alfresco dining areas, redesigned to the front south lawn, including a sunken garden recess ideal in the summer months. The grounds have been further enhanced with the building up of the boundaries to give increased security and protection, as well as screening from the neighbours to ensure complete privacy.

Jesmond Towers is an extremely rare, exciting and fabulous building, which creates a once in a generation opportunity to own such a very special and unique property.

MAIN HOUSE APPROXIMATE INTERNAL ACCOMMODATION 25,539 SQ.FT (2,373 SQ.M)  
SET IN CIRCA 5.995 ACRES (2.41 HECTARES)

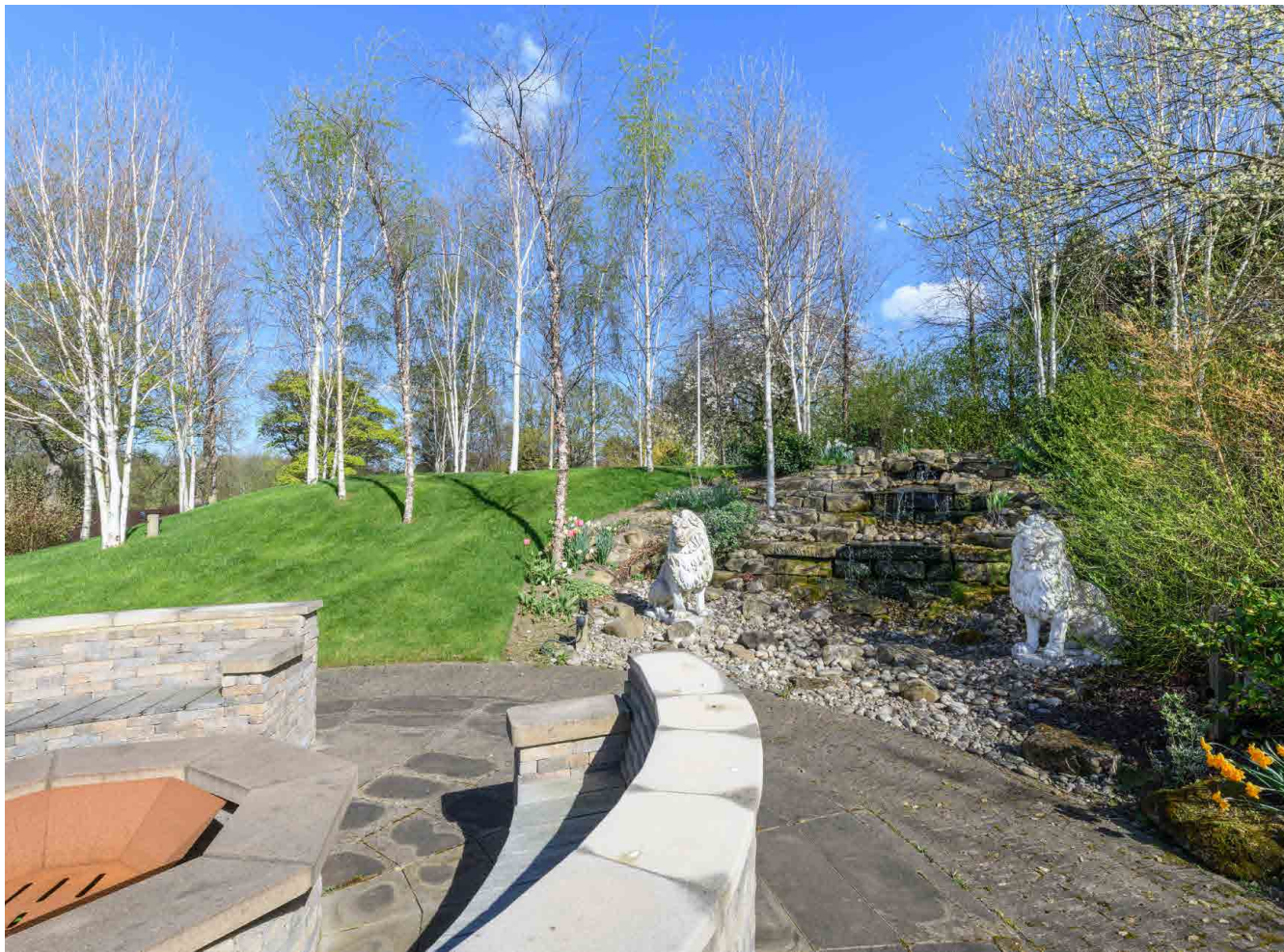
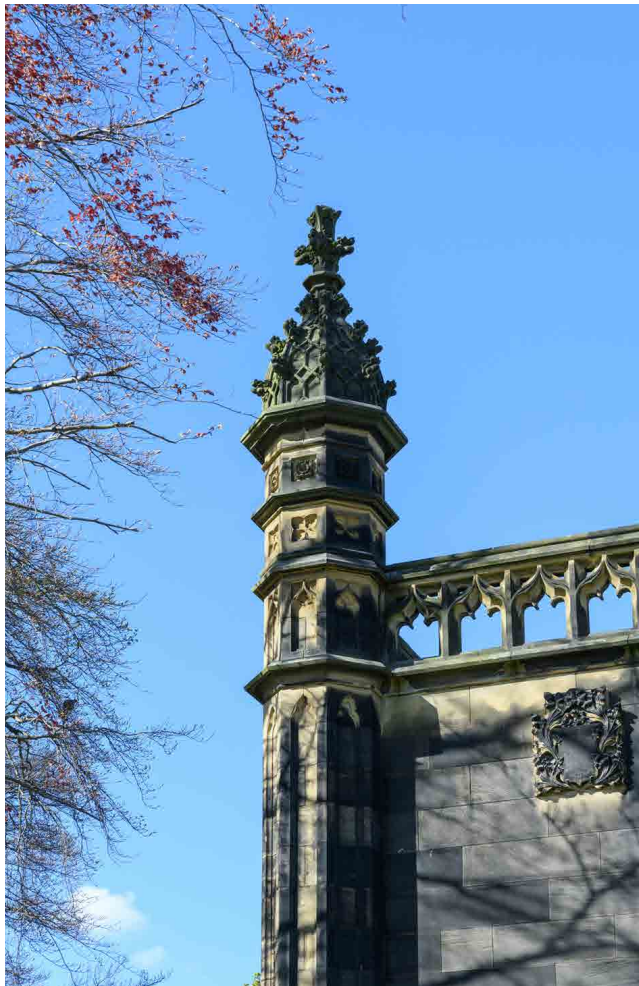




6/ Jesmond Towers

7/ Jesmond Towers





8/ *Jesmond Towers*

9/ *Jesmond Towers*



# Ground Floor

Upon entering the property, you are greeted by a stunning entrance lobby that immediately sets the tone for the grandeur of the home. This space features exquisite wood panelling, unique mosaic tiled flooring, and original wooden doors with decorative glass panels, all combining to create a memorable first impression. These doors lead into the main living areas of this magnificent residence.

To the left of the lobby is a spacious meeting room, currently arranged as an elegant dining and sitting area. The room boasts ornate detailing, a historic stained glass window, and large windows overlooking the beautifully maintained front garden. From here, a door leads to a private study featuring an original stone fireplace with a log burning stove and a large wood paneled window that also overlooks the garden.

The study connects to a substantial gymnasium, accessed through an elaborately carved wooden door with Gothic detailing. The gym is flooded with natural light from a vaulted skylight ceiling, while red and gold cornicing adds a touch of grandeur. This room also opens into a games room, perfect for leisure and recreation.

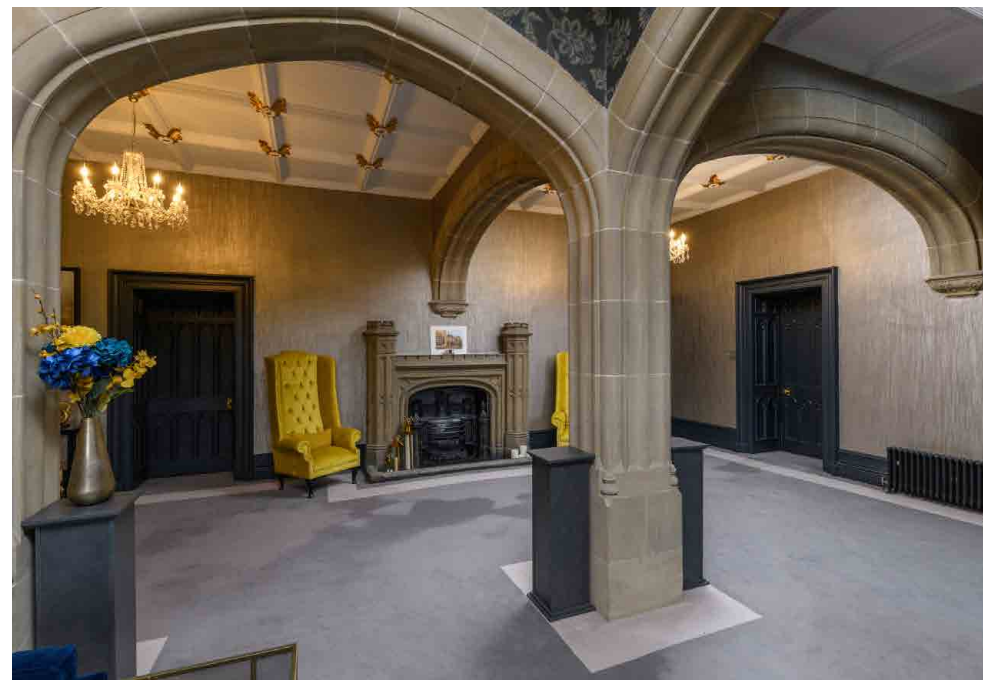
From the gymnasium, a door leads to the main hallway, where a stained glass window provides a historic charm. The hallway also offers a cloakroom/WC and a lift giving access to both the upper floors and the lower ground floor.

Returning to the entrance lobby, access leads to a truly opulent lounge divided into seating and dining areas by Gothic style stone arches. Large stone mullioned windows frame views of the front garden, while the coffered ceiling features gold leaf detailing,

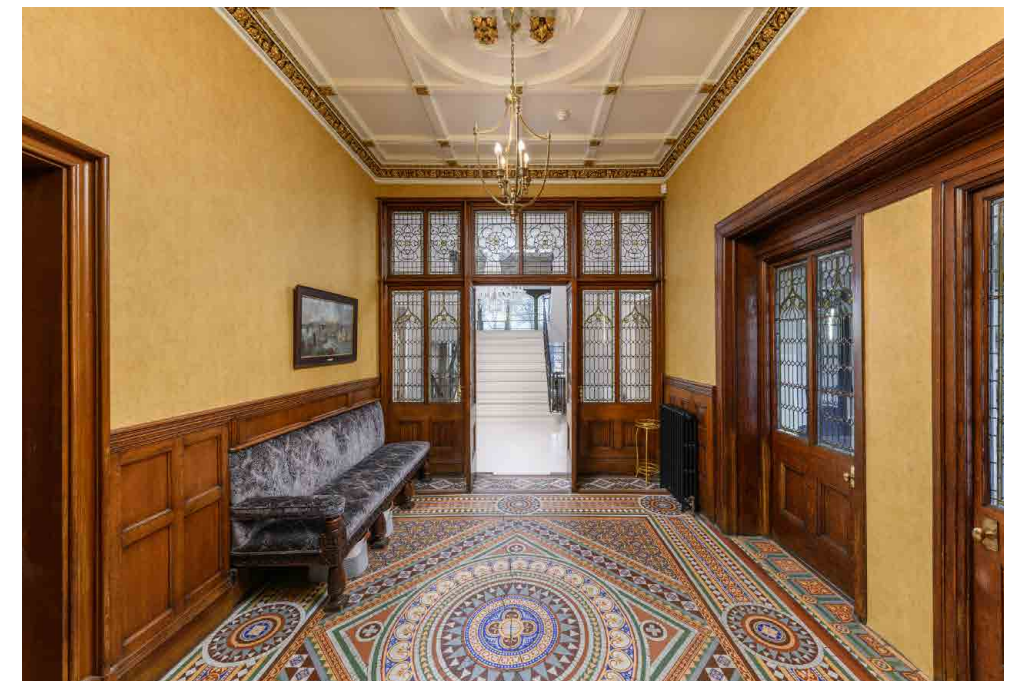
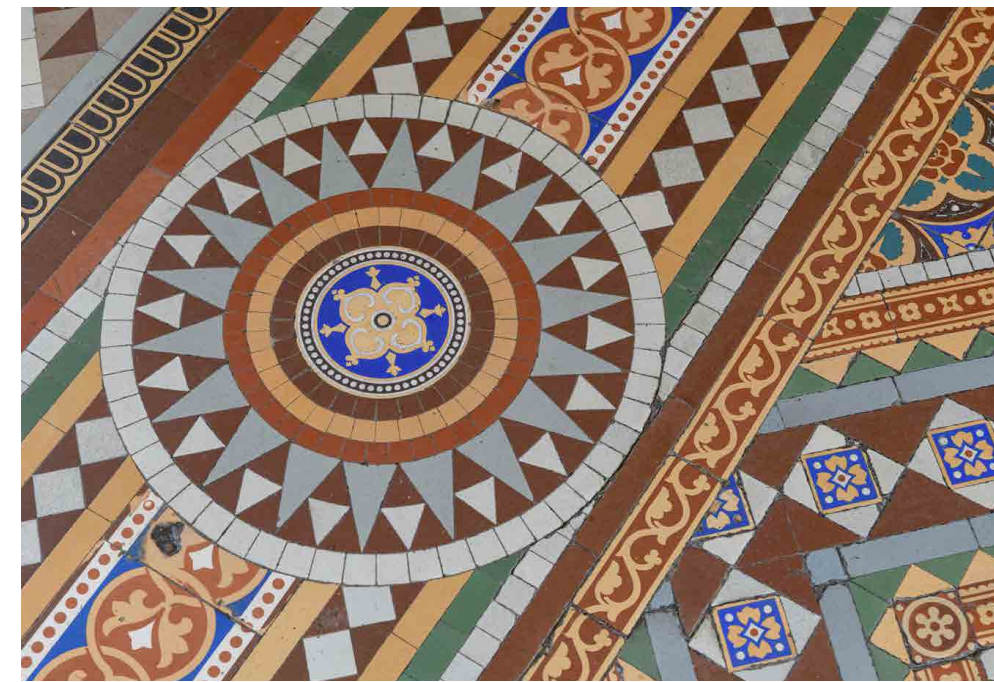
adding to the room's luxurious feel. A beautiful staircase leads up to the principal suite above. Off the lounge is a bar area, with a fully fitted bar and bespoke shelving beside a fireplace, as well as doors to a utility room and a storage room with WC.

The lounge flows into the luxurious kitchen, fitted with minimalist dark wood cabinetry offering extensive storage and integrated appliances. A large wine fridge with glass fronted doors complements the space, alongside a central island with white granite worktops, integrated sinks, and bespoke cooking facilities. At the far end, a sunroom with French doors opens onto the rear gardens, creating a bright and inviting space.

Finally, double doors from the lobby lead into an impressive hallway featuring a bespoke Clifford Chapman staircase with wrought iron balustrades, connecting all floors of the home.



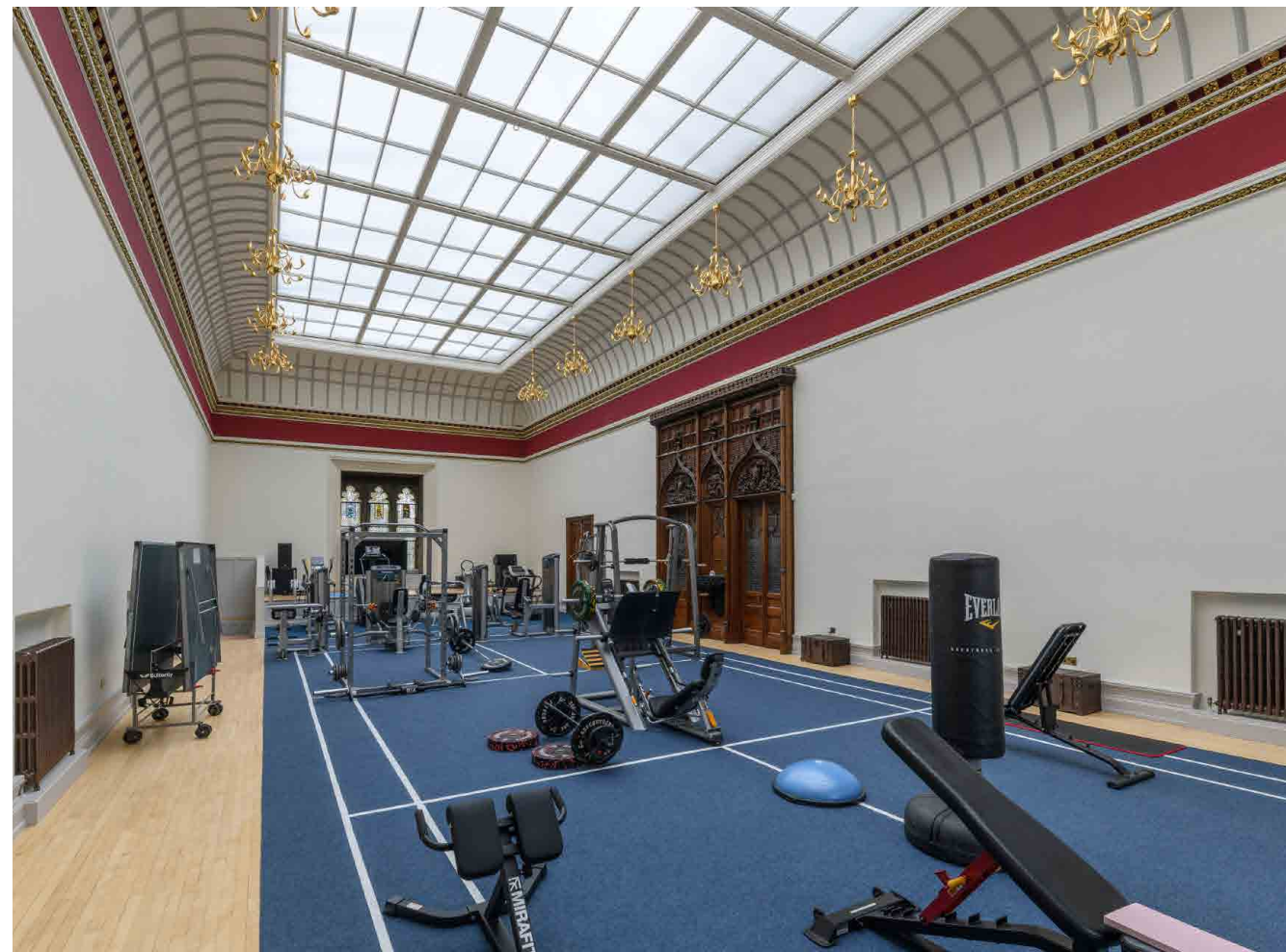
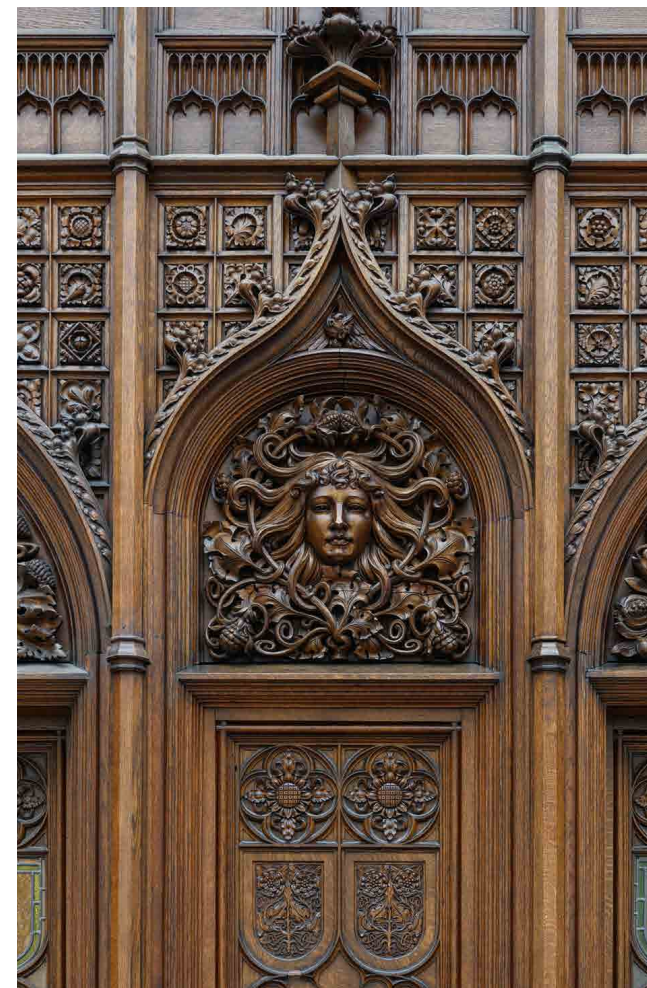
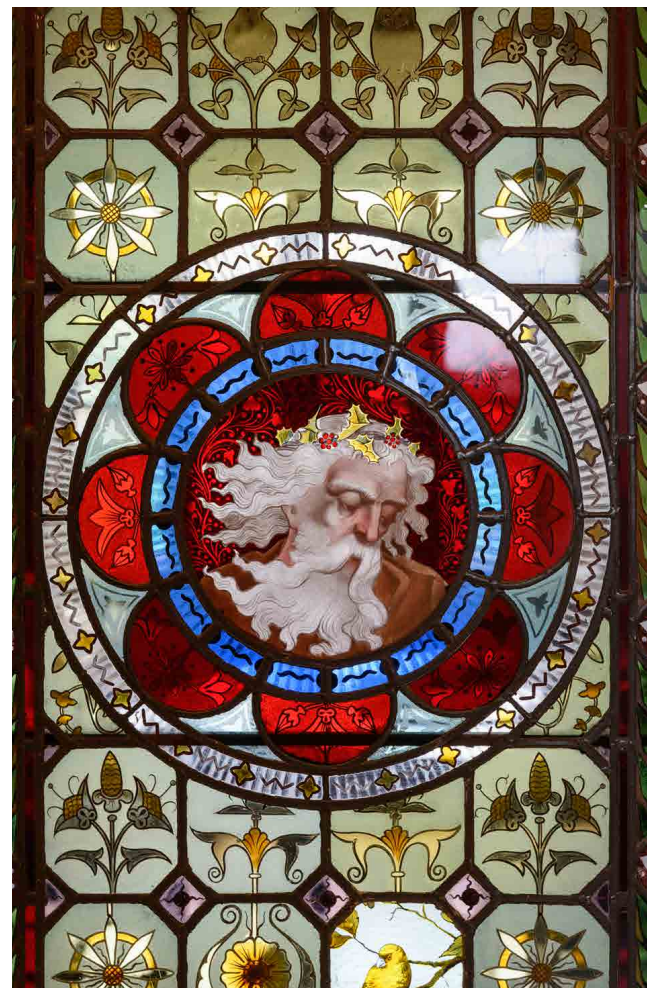
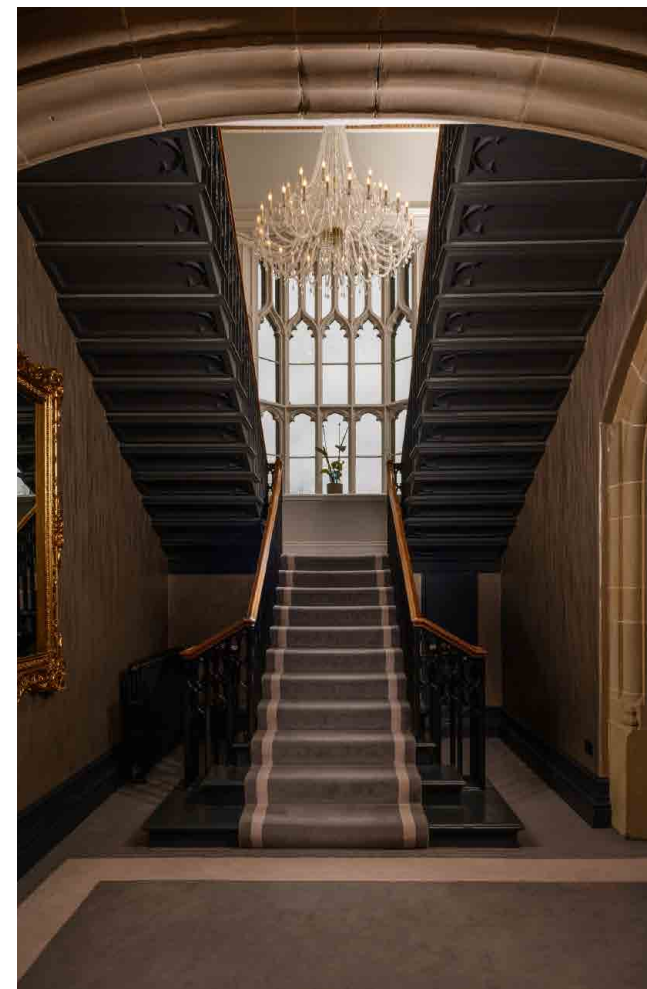
















## First Floor

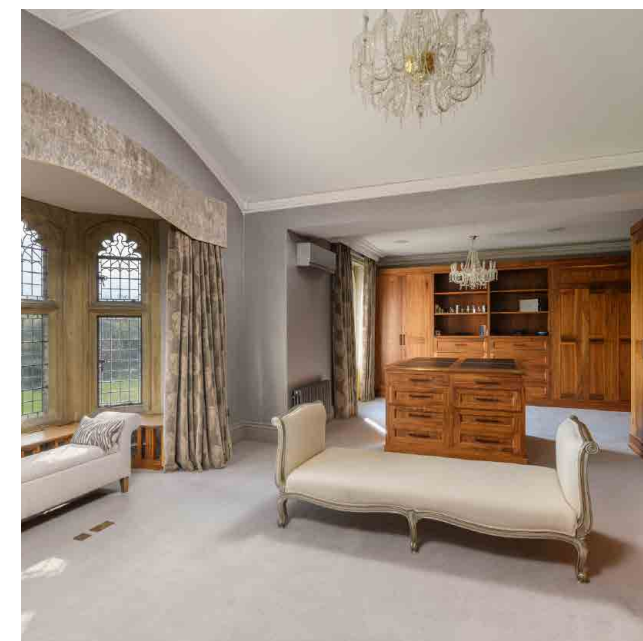
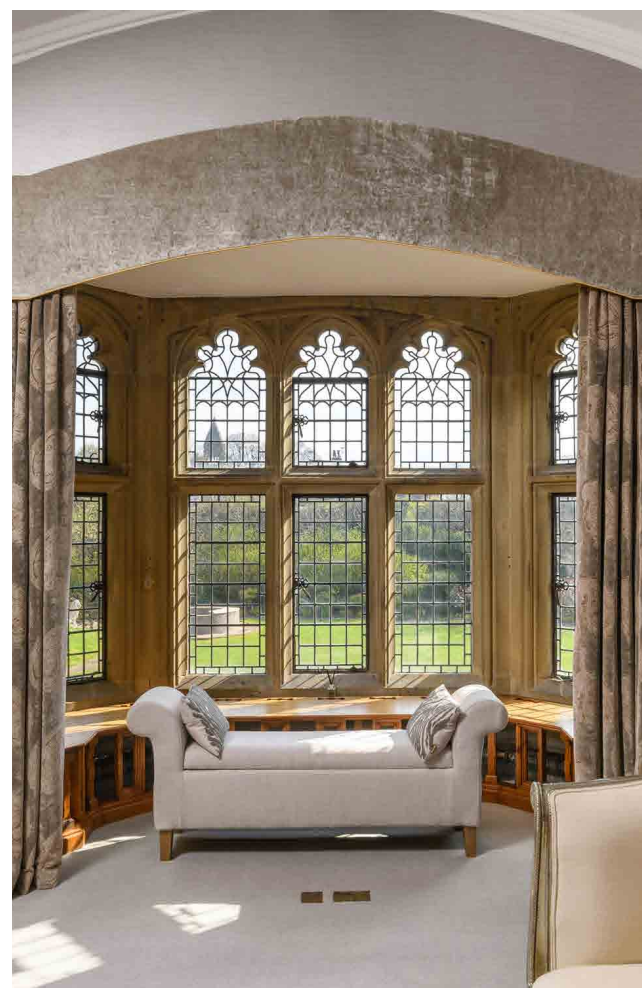
From the first floor landing, access is granted to the exquisite principal bedroom suite - an impressively proportioned and luxurious space that epitomizes comfort and elegance. This remarkable suite comprises the main principal bedroom, which is designed with a generous private sitting area ideal for reading, unwinding, or enjoying a moment of peace. The room is adorned with a bespoke, fully upholstered headboard that adds a unique and refined touch, seamlessly blending style with comfort. A set of elegant doors leads out onto the private roof terrace.

The remainder of the principal suite further enhances the appeal with three meticulously designed, fully fitted dressing rooms, each offering ample storage, custom cabinetry, and thoughtful lighting. The adjoining luxury ensuite bathroom features a deep-set spa bath for ultimate relaxation, a dual walk-in shower with premium fixtures, and His & Hers sinks set into a beautifully crafted vanity unit, ideal for both everyday convenience and indulgence. Enhancing the sense of exclusivity and privacy, a discreet internal staircase ascends from the principal suite to a further generous double bedroom on the second floor. This upper level room serves as a flexible extension of the suite, ideal for use as a

personal study, or additional dressing and lounge area. Altogether, this principal suite represents a level of sophistication and opulence typically reserved for residences of the highest calibre and distinction.

Returning to the main landing, the home continues to impress with three additional substantial double bedrooms. Each of these rooms has been designed with luxury and comfort in mind, benefiting from private ensuite bathrooms and dressing rooms that feature high-end finishes and fittings. These bedrooms provide a consistent standard of excellence throughout the property, catering to family members or guests with equal attention to detail and refinement.

In addition, the hallway also provides access to a dedicated communications room and a well positioned linen store, ensuring that the operational needs of the household are managed with efficiency and ease. The thoughtful layout and superior quality throughout this floor reflect a design philosophy focused on delivering both beauty and practicality in equal measure.





## Second Floor

The staircase continues to the second floor, where it opens onto a beautifully appointed and self-contained two bedroom apartment, offering versatility within the home. This thoughtfully designed apartment provides a superb living solution for guests, extended family, or live-in staff. It includes a well equipped kitchen, a separate WC, as well as a full bathroom and generous storage options.

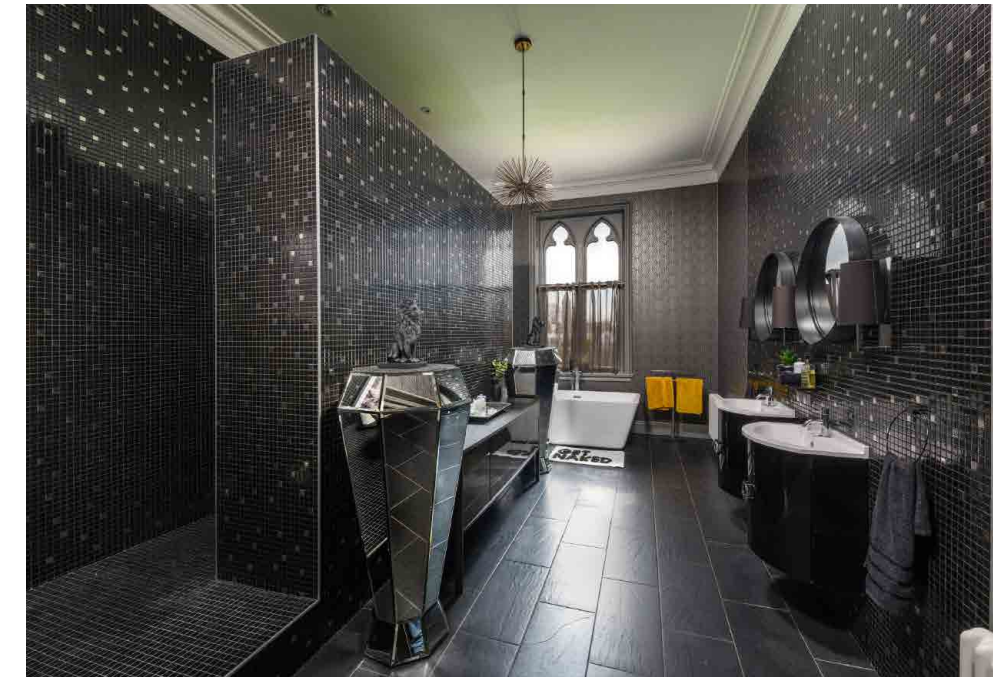
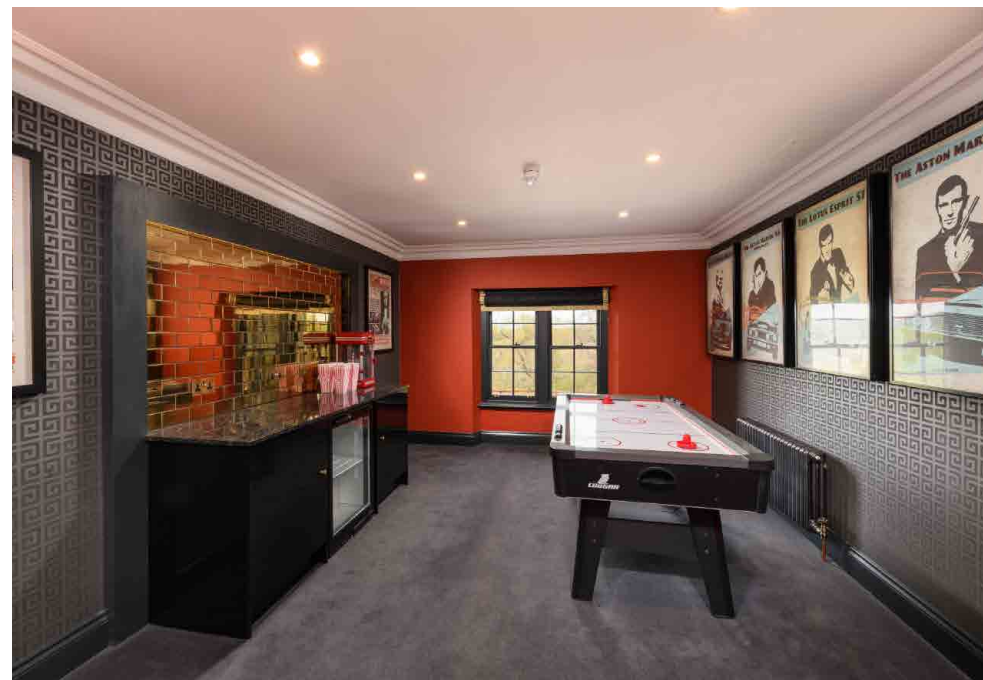
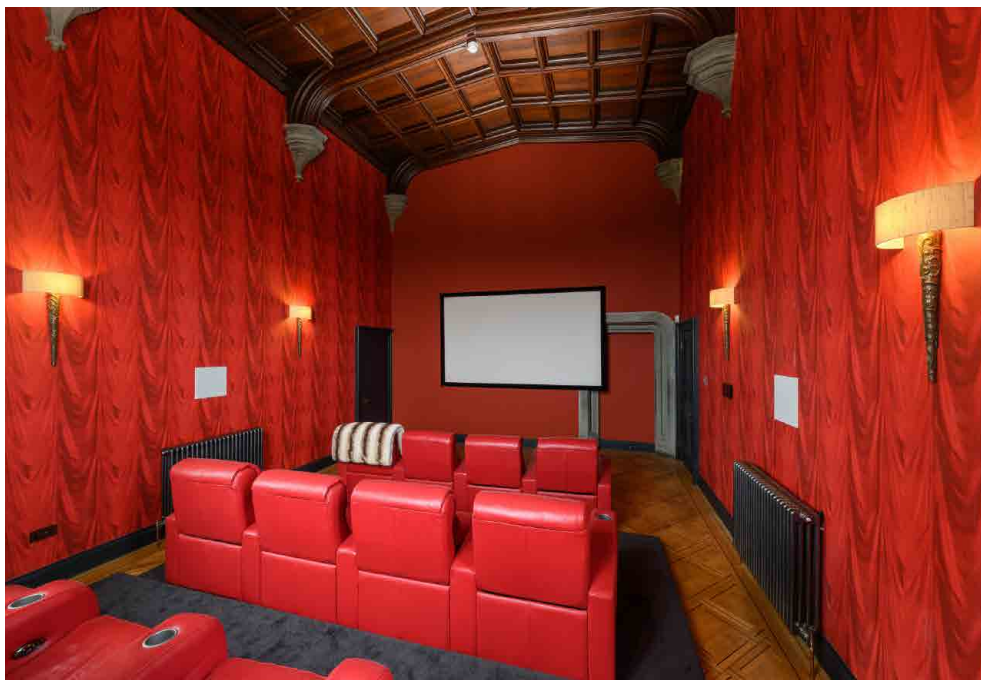
One of the most striking features of this upper level apartment is the elegant spiral staircase that rises from

within the space, leading up to a spectacular and expansive roof terrace. This elevated outdoor area serves as a tranquil escape and offers panoramic views stretching across the leafy suburb of Jesmond and towards Newcastle.

Positioned to the opposite side of the second floor landing is an exceptional suite of entertaining leading into a dedicated games and popcorn room, ideal for casual gatherings, gaming sessions, or movie marathons with family and friends. Adjacent to this space lies a fully fitted, state-of-the-art

cinema room that has been meticulously designed with tiered cinema style seating for optimal viewing, a cinema screen, and ambient lighting, all working in harmony to deliver the ultimate movie watching experience.

Adding to the room's ambience is a beautifully crafted, high wood-coffered ceiling, which lends a sense of traditional grandeur and warmth, blending architectural charm with modern functionality. This cinematic space also benefits from its own adjoining bathroom.







## Lower Ground Floor

Descending to the lower ground floor, you are welcomed into a beautifully appointed entertainment and lounge area, designed to provide a luxurious and versatile space for leisure and socialising. At its centre are two full size snooker tables and adjacent is a spacious seating area perfect for unwinding or hosting guests in style. A brick built fireplace adds warmth and character, acting as a striking focal point that enhances the room's welcoming feel.

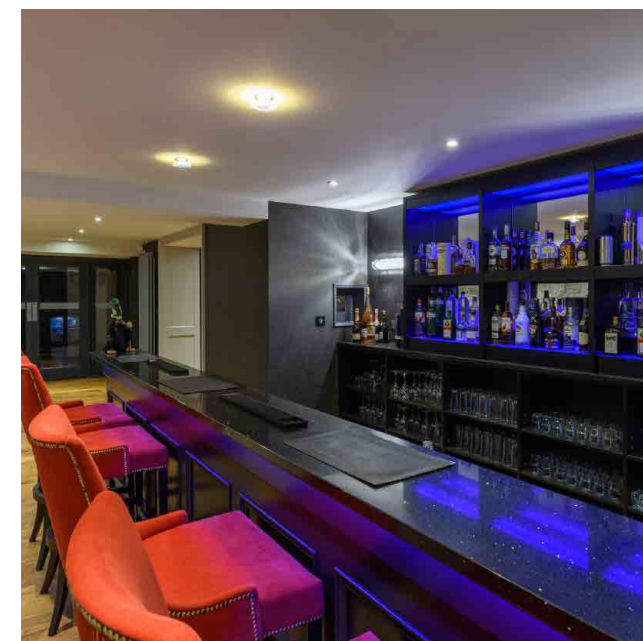
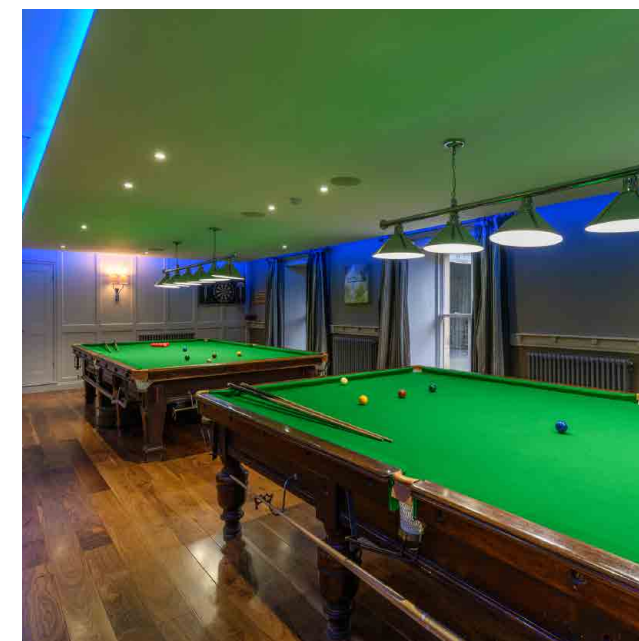
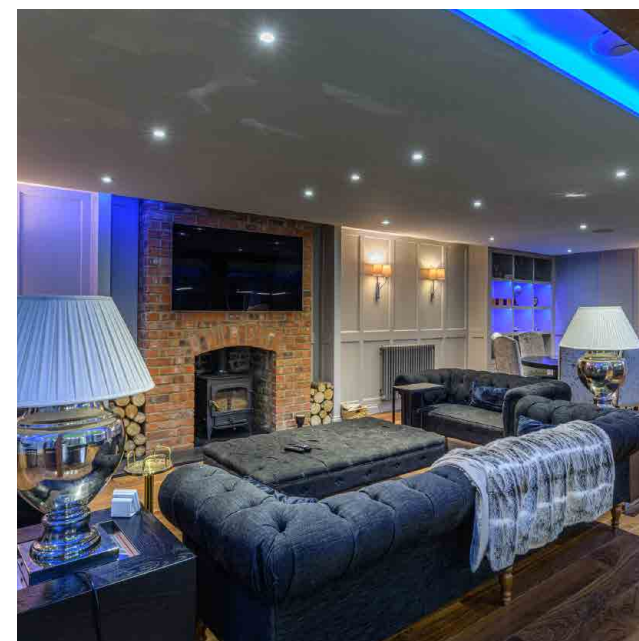
Complementing the space is a fully fitted bar, equipped with fridges, shelving, and ample counter space for serving drinks and entertaining. The bar creates a sophisticated, club-like ambience.

Beyond the main entertainment area, the floor includes a private staff accommodation wing, comprising multiple bedrooms and bathrooms, a compact kitchen, and a separate lobby entrance.

Also located on this level are several ancillary and utility rooms that support the efficient running of the home. These include multiple boiler and plant rooms, extensive storage areas, and a wine cellar, perfectly suited for showcasing and preserving a curated wine collection. A management office and staff room offer functional spaces for administration and day-to-day operations.

For wellness and self-care, the lower ground floor offers a dedicated treatment room, featuring French doors that open directly onto the gardens.

Pet lovers will appreciate the addition of a fully equipped dog grooming room, complete with its own external entrance, allowing muddy paws to be tended to before entering the main residence.





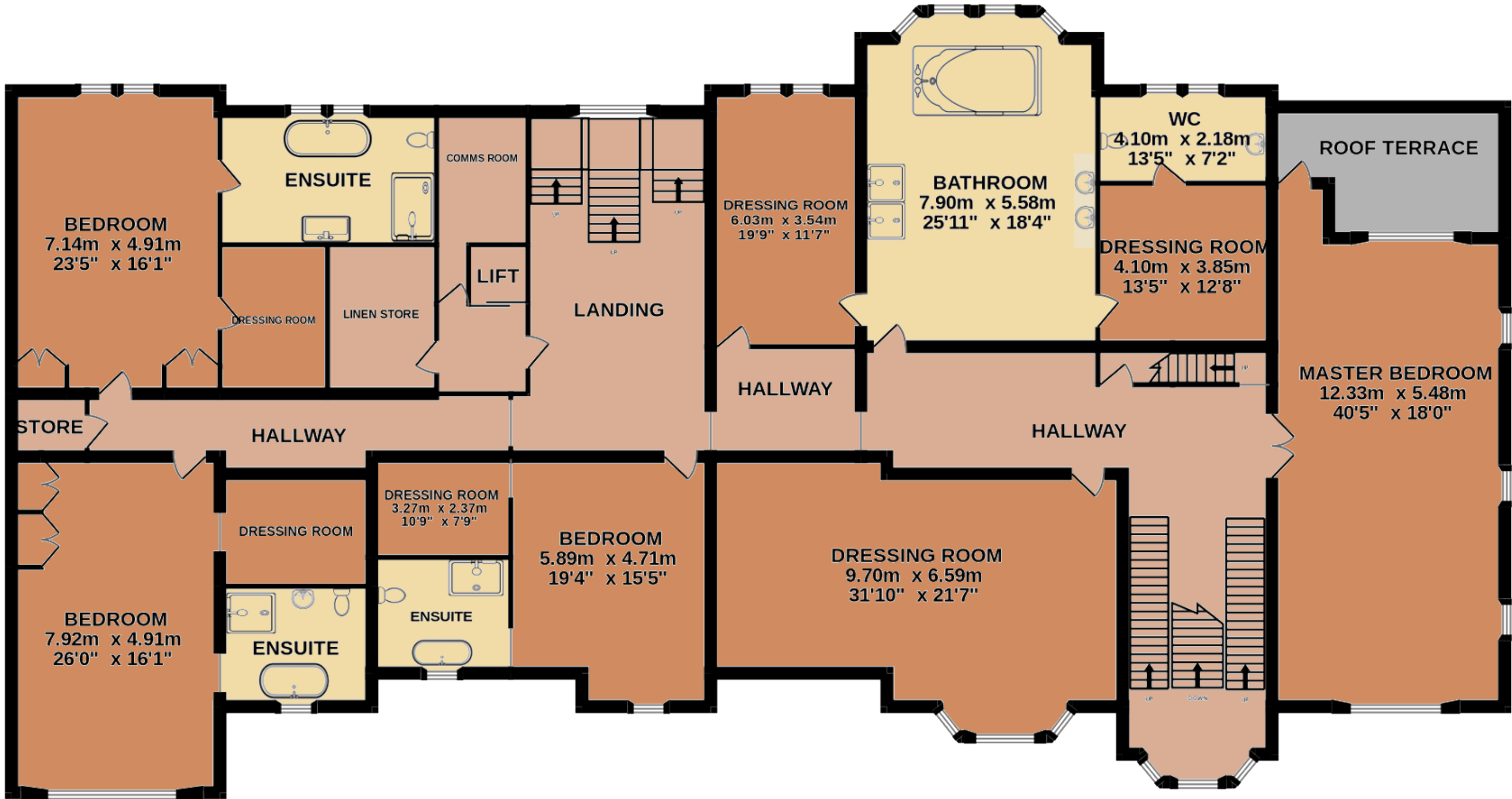
Ground Floor

APPROX 8,016 SQ.FT.  
(744.7 SQ.M)

- Ancillary
- Bedroom / Dressing Room
- Bathroom / En Suite / WC
- Entertainment
- Leisure
- Workspace







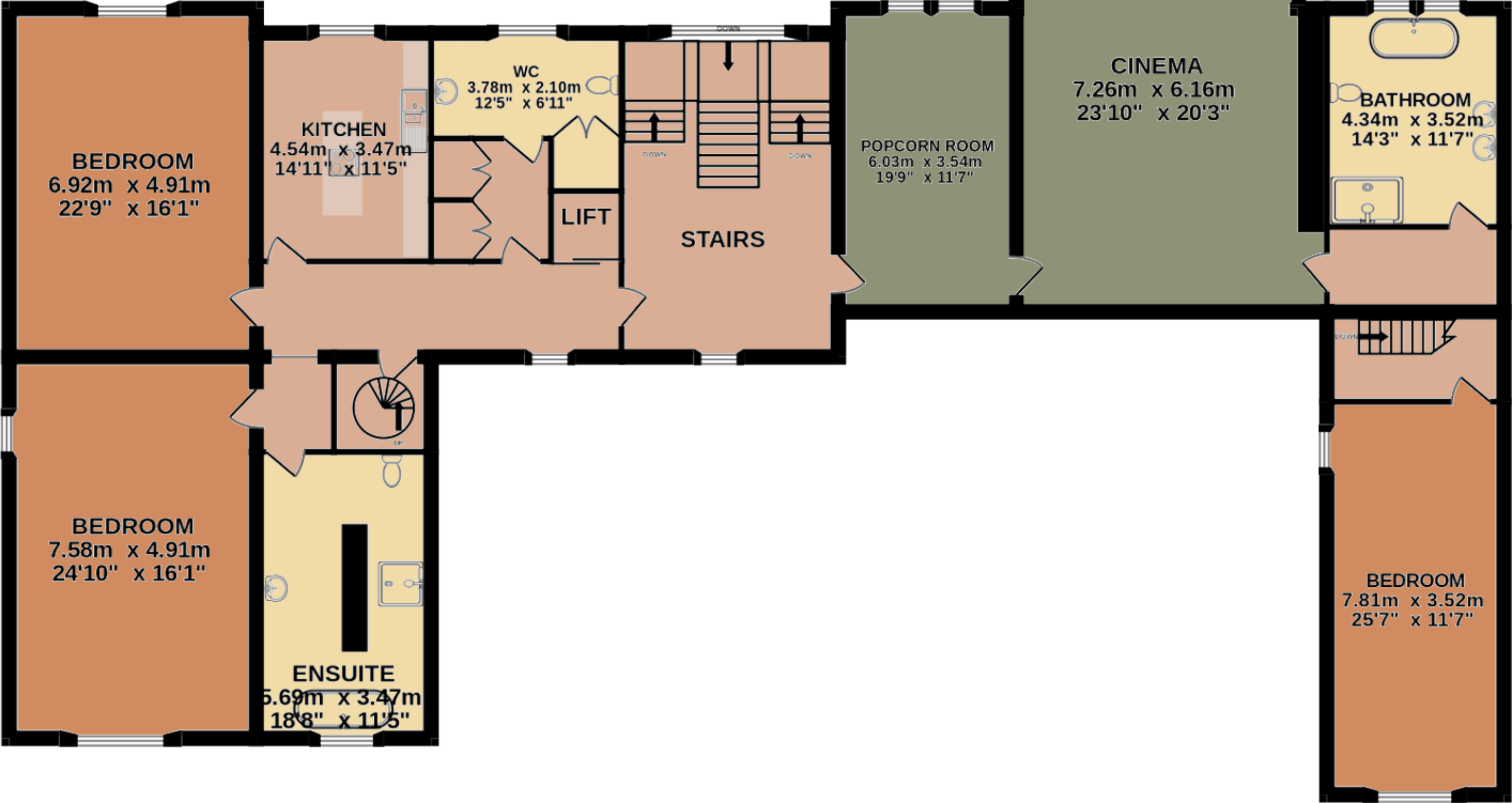
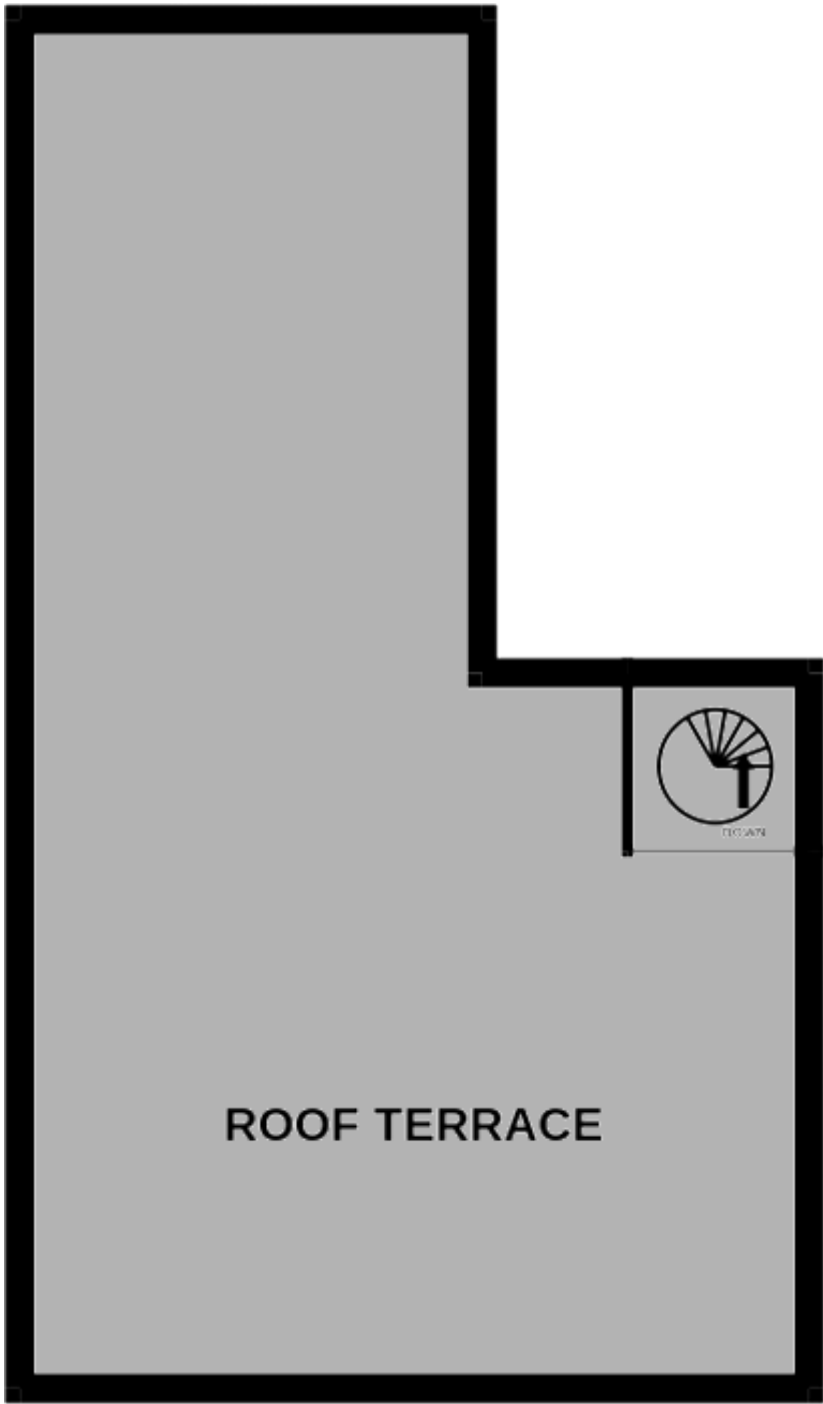


Second Floor

APPROX 3,105 SQ.FT.  
(288.5 SQ.M)

ROOF TERRACE:  
APPROX 1049 SQ.FT.  
(97.5 SQ.M)

- Ancillary
- Bedroom / Dressing Room
- Bathroom / En Suite / WC
- Entertainment
- Leisure
- Workspace







Lower Ground Floor

APPROX 8,809 SQ.FT.  
(818.4 SQ.M)

- Ancillary
- Bedroom / Dressing Room
- Bathroom / En Suite / WC
- Entertainment
- Leisure
- Workspace



# North Lodge

Nestled at the northern boundary of the estate lies the historic North Lodge—a captivating one bedroom residence believed to have once served as the original gatekeeper’s lodge for Jesmond Towers. Rich in architectural character, this charming home features a slate roof, pointed gables, ornate stonework, and traditional sash windows, all of which contribute to its timeless appeal.

The property opens with an entrance porch that leads directly into a stylish, contemporary shower room fitted with a sleek three-piece suite. From here, the porch flows into a cosy and welcoming living room, enhanced by two sash windows and a striking exposed red brick fireplace complete with a log burning stove. A door from the living room provides direct access to the delightful rear gardens.

The adjoining kitchen offers a modern touch, fitted with elegant Shaker style

units in a soft grey palette, solid wood worktops, a classic Belfast sink, and integrated appliances. The kitchen then opens into a well proportioned double bedroom, which also features a charming brick fireplace as a focal point.

The lodge is accessed through a distinguished stone pillared entrance with wrought iron railings, continuing through electronic security gates that ensure both privacy and exclusivity. A private driveway runs alongside the property, providing off street parking for one to two vehicles.

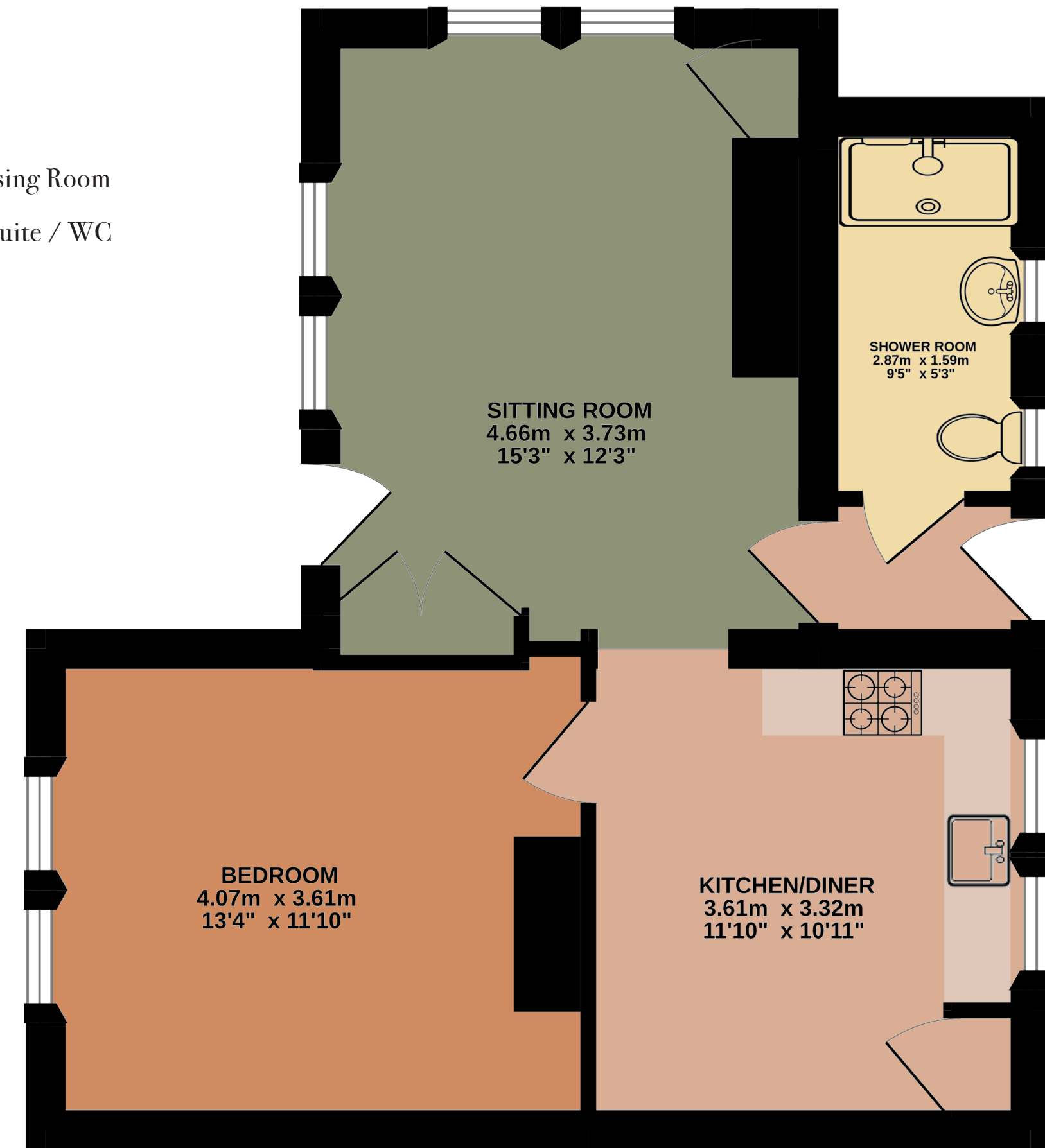
To the rear, a beautifully landscaped garden awaits. It features a raised decked terrace and a sunken stone walled seating area perfect for summer entertaining. Mature trees and tall hedging encircle the lodge, offering seclusion and a sense of peaceful retreat in the heart of Jesmond.



# North Lodge

APPROX 560 SQ.FT.  
(52 SQ.M)

- Ancillary
- Bedroom / Dressing Room
- Bathroom / En Suite / WC
- Entertainment
- Leisure
- Workspace







## South Lodge

The final jewel of this magnificent estate is South Lodge, a beautifully detached three bedroom home that blends timeless character with contemporary living. Featuring a slate tiled pitched roof and sandstone style exterior walls, the home opens at the rear with expansive sliding glass doors that lead to a beautifully landscaped patio and garden. Large windows and multiple skylights flood the interiors with natural light throughout.

A private driveway provides parking for two vehicles, leading to the welcoming entrance and into the central reception hallway, where a staircase rises to the first floor.

To the left, the open plan kitchen, dining, and living area creates a sociable and stylish heart to the home.

The kitchen features modern Shaker style cabinetry in dark grey, offset by white worktops and a range of integrated appliances including a hob with extractor, oven, wine cooler, and dishwasher. A large central island offers ample prep space and casual dining. The living area benefits from a charming bay window that overlooks the front garden, enhancing the bright and open feel.

Beyond the kitchen lies the stunning garden room, ideal for entertaining, with sliding doors opening to the rear patio. A large skylight overhead ensures the space remains bright and airy throughout the day.

Also on the ground floor is a spacious double bedroom, complete with bespoke fitted wardrobes and cabinetry, as well as a luxurious family bathroom. The bathroom is

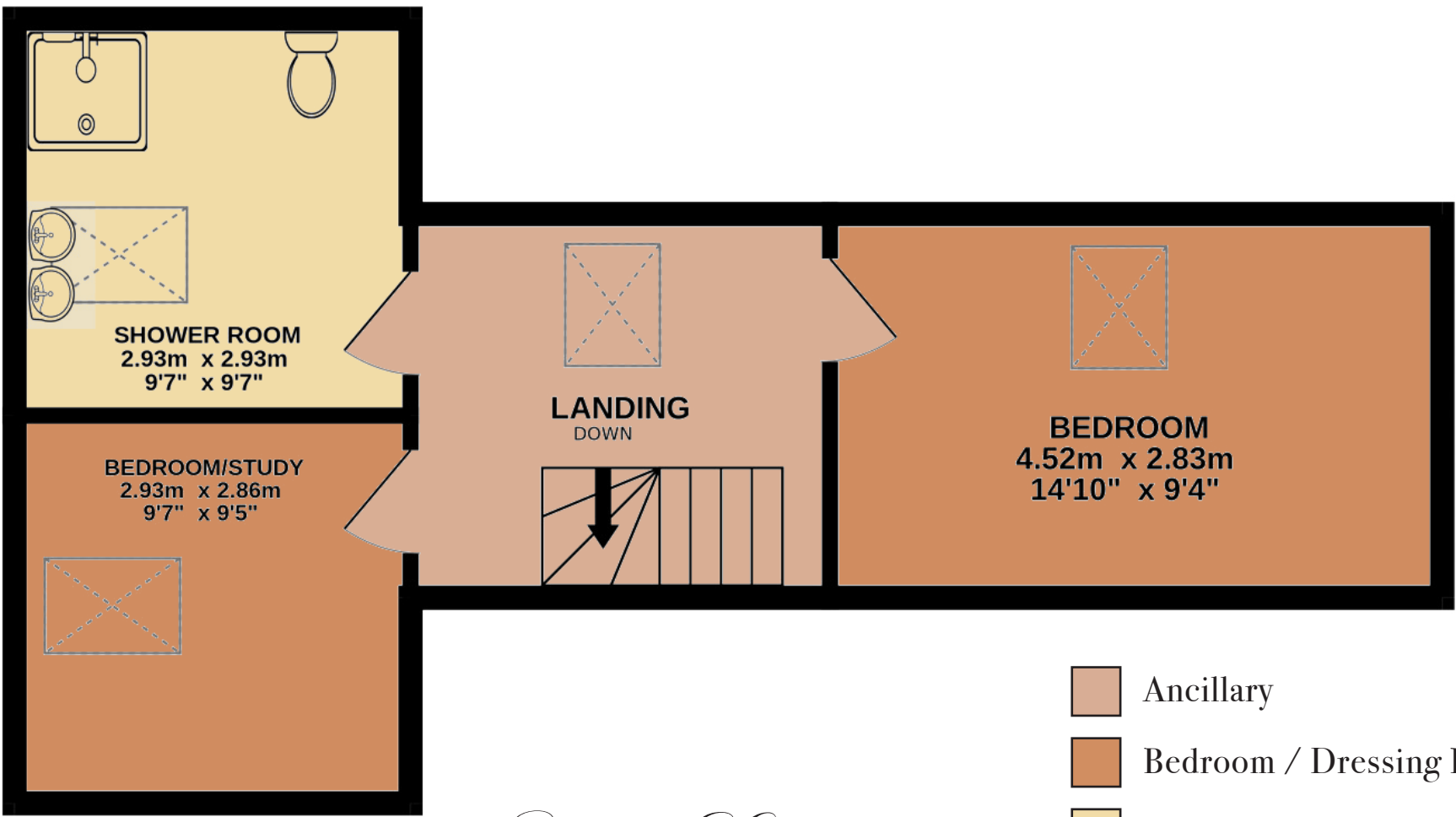
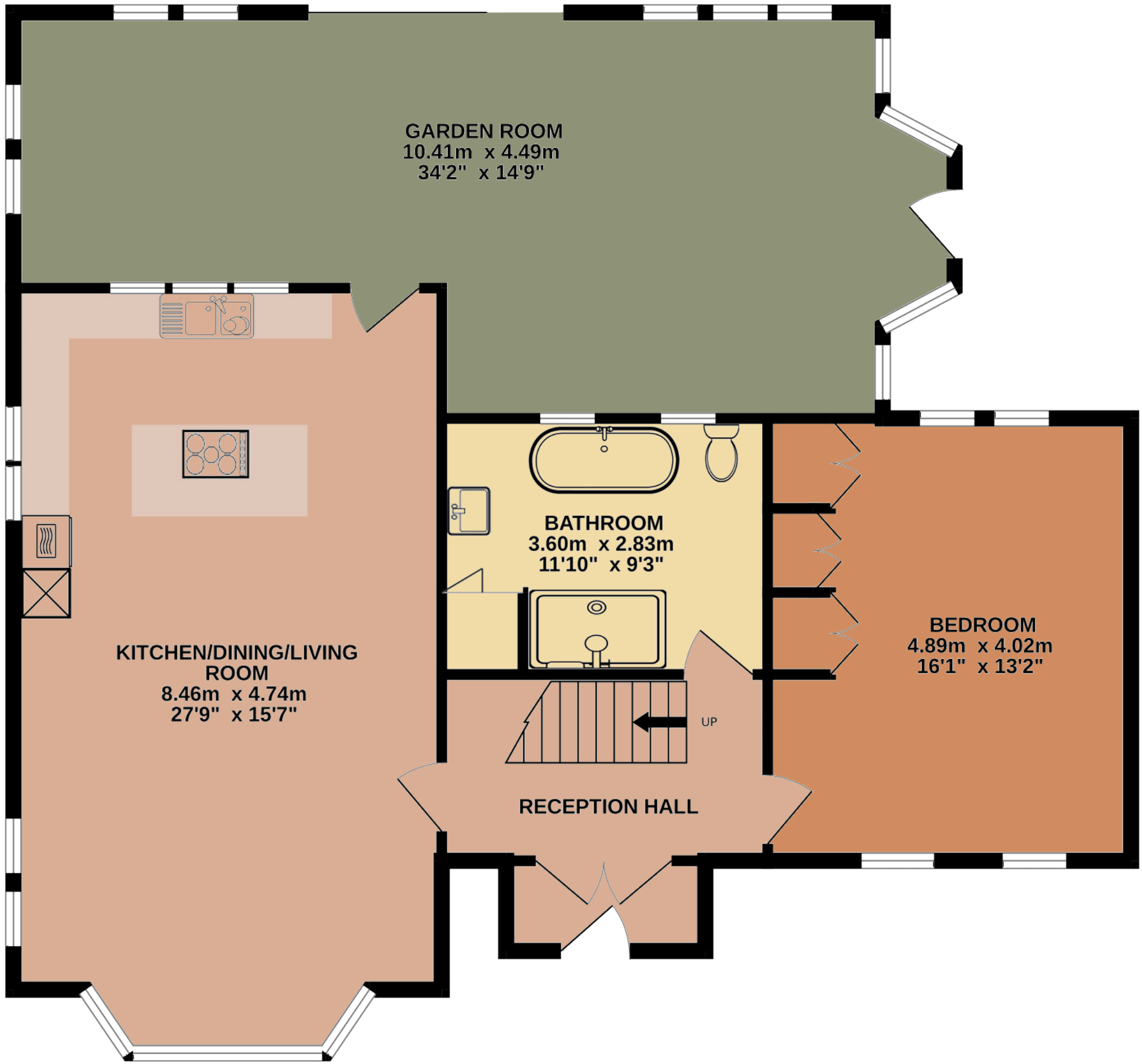
finished with a four piece suite including a freestanding clawfoot bath, a large walk-in rainfall shower, and stylish modern fittings.

Upstairs, the first floor offers two further bedrooms: a good sized double and a smaller bedroom, perfect as a study or guest room. A contemporary shower room serves the upper floor and includes dual sinks, a corner shower, and Velux windows that bring in natural light.

South Lodge is perfectly suited for extended family, live-in relatives, or visiting guests. Its thoughtful layout and high quality design make it a welcoming, flexible space in a peaceful and private setting—an ideal complement to the grandeur of the wider estate.







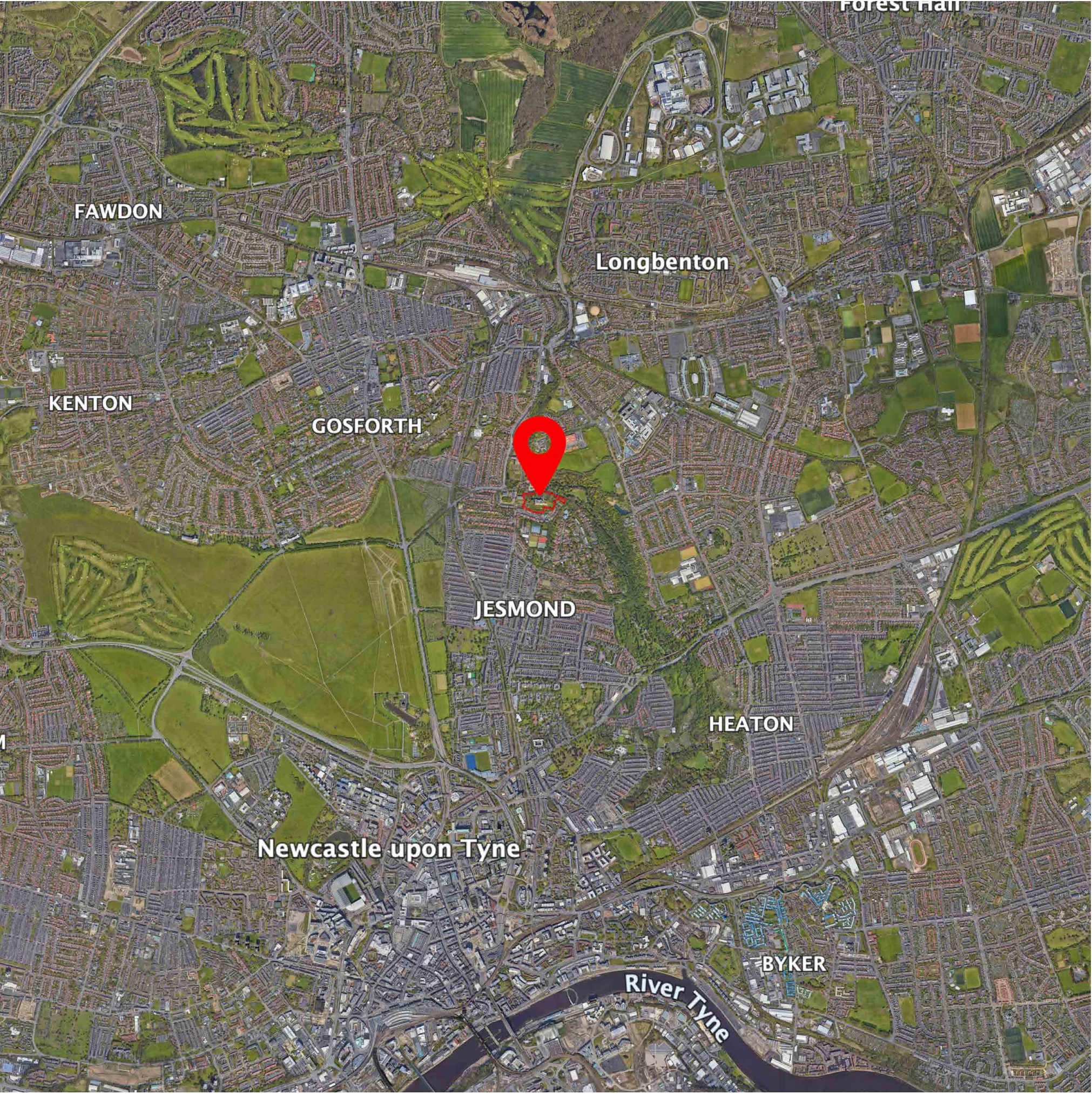
## South Lodge

APPROX 1,664 SQ.FT.  
(154.6 SQ.M)

- Ancillary
- Bedroom / Dressing Room
- Bathroom / En Suite / WC
- Entertainment
- Leisure
- Workspace







# *The Location*

Jesmond Towers is perfectly positioned in one of Newcastle’s most prestigious and desirable suburbs, combining peaceful surroundings with exceptional convenience. The property is just a short distance from Jesmond’s cosmopolitan array of boutiques, cafés, restaurants, and bars, offering a vibrant lifestyle on your doorstep.

Nature lovers will value the close proximity to Jesmond Dene, a beautiful wooded park offering scenic walking trails, waterfalls, and abundant wildlife. Rich in history and natural charm, it’s the perfect place to relax, explore, or enjoy a peaceful escape just moments from home.

For those seeking riverside culture and city views, Newcastle’s Quayside is also easily accessible,

with its iconic bridges, lively weekend markets, art galleries, and popular dining spots along the River Tyne.

Road connections from Jesmond Towers offer swift access into Newcastle city centre, home to renowned universities, hospitals, theatres, and museums. Newcastle International Airport is just a short drive away, offering both domestic and international travel convenience.

For those commuting further afield, Newcastle Central Station provides frequent, direct rail services to major UK destinations, including links to London King’s Cross and Edinburgh, making Jesmond Towers an ideal base for both professional and personal travel.

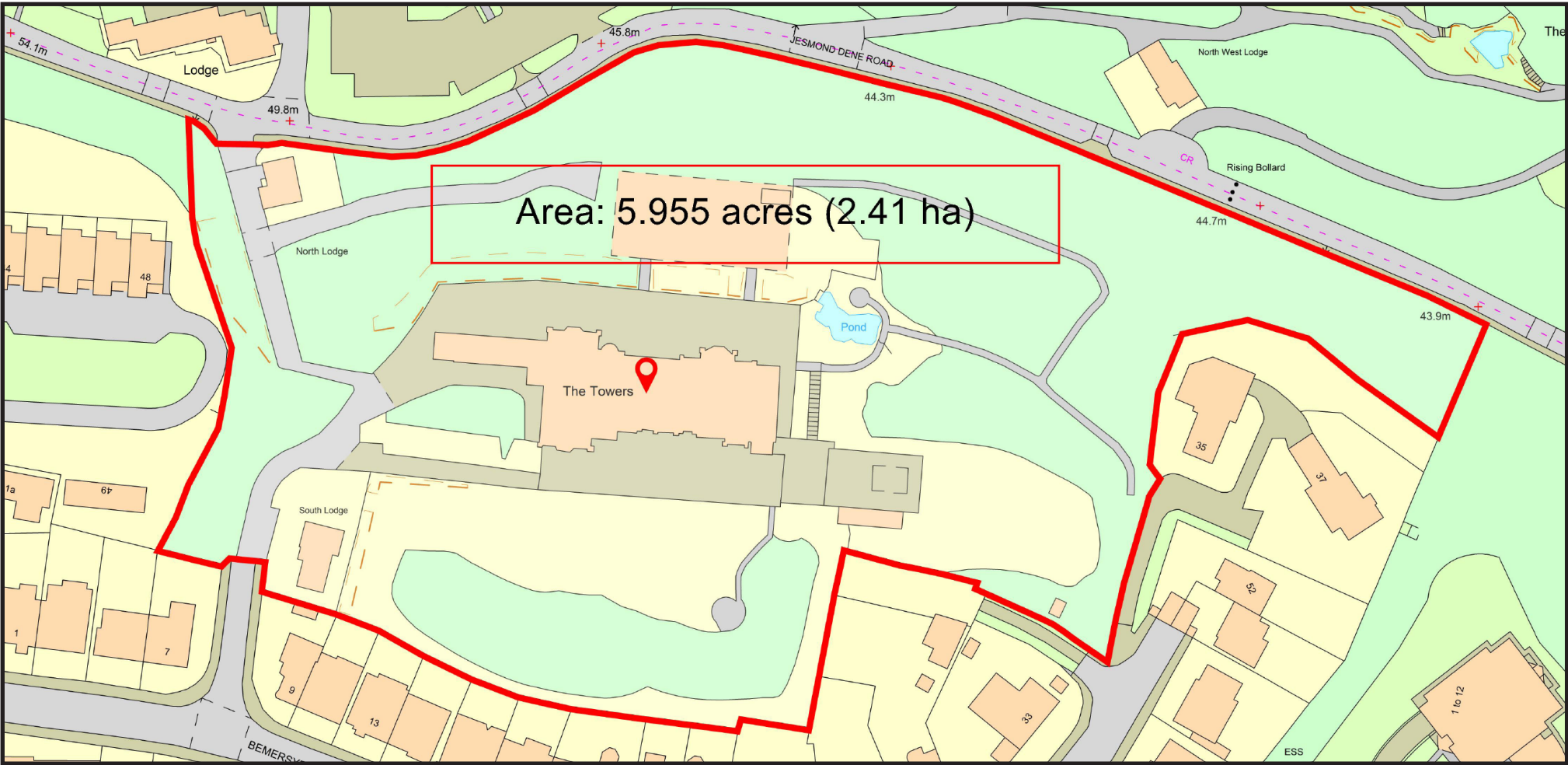
**JESMOND DENE BACKS ON TO THE PROPERTY | NEWCASTLE CITY CENTRE 1.9 MILES  
QUAYSIDE 2.2 MILES | NEWCASTLE INTERNATIONAL AIRPORT 6.2 MILES**











# Contact Information

Viewings are strictly by appointment only. Please contact Duncan Young or Ashleigh Sundin via:



**rare!**  
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