



# ASHBROOKE COTTAGE

Ashbrooke Road | Sunderland



**rare!**  
From Sanderson Young

## Ashbrooke Cottage

Ashbrooke Road | Sunderland | Tyne & Wear | SR2 7HH

A rare opportunity to purchase one of the most eclectic, fascinating and individual homes within the city of Sunderland

**Price:** Offers Over £1.995 Million

*Sunderland Railway Station 1 mile, Roker Beach 3.4 miles, Sunderland Marina 3 miles, Newcastle International Airport 20.8 miles  
(all distances are approximate)*

- Original cottage transformed into magnificent four-storey tiered pavilion
- Beautiful living spaces with amazing architecture & interior design
- Clever external planting providing privacy & intimacy
- Owners' international travels reflected in this stunning property
- Conservation materials used to reflect Asian, Thai & African design
- Numerous terraces with Jacuzzi, spa and open fireplaces

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## DESCRIPTION

Ashbrooke Cottage is one of the most eclectic, fascinating, individual and aspiring homes we have ever offered for sale within the city of Sunderland. It enjoys a unique location on the southern boundary of the local cricket club with its all weather sports courts and has a discrete walled boundary from the local access road. Surrounded by many beautiful family homes in the area, this part of Sunderland is renowned for its exclusive, high quality and beautiful homes which do, in the majority, date back to Edwardian and late Victorian times.

The cottage, which was purchased by the current owners 13 years ago, has undergone significant transformations by the custodian of this magnificent house. Their international travels have been transposed into this stunning property and they have created a lifestyle and interior design which reflects the beautiful building materials, lighting and creativity of international homes from around the world.

In parts of the property, you can be sitting in what might be reminiscent of a savannah in Africa or a prairie overlooking a game park. The front of the house appears to be a two storey cottage whilst the rear has been designed as a four storey, tiered pavilion which enjoys a fabulous aspect over the sporting facilities that surround and enjoys great afternoon and evening sunshine from so many of the terraces. The property has secrecy and passion, provided from the enclosed, private areas with its fabulous lighting and complete privacy. Clever planting of trees and plants gives the exclusivity that this property deserves and the intimacy of allowing its owner to entertain and enjoy one of four or five principal reception areas.

The use of conservation materials which reflect Asian, Thai and African design contrast very well with modern wiring, plumbing and kitchen facilities to create beautiful living spaces with amazing interior design, lighting, architecture and fireplaces.

Ashbrooke Cottage is wholly unique and very special indeed, it demands respect not just within Sunderland City, but throughout the south Tyne area where nothing else reflects or resonates with the quality of this beautiful house.







Rarely in the north of England do we see a house which has such international reflections and so many of the rooms have only been replicated in larger cities like London or Singapore as well as other international centres.

The sliding gates reveal, from the brick wall boundary, a cobbled drive which leads down to the open garage and secure parking area for many vehicles which gives access in turn to the lower ground floor areas at the rear of the house.

The ground floor at upper level from Ashbrook Road leads into the reception hall, bedrooms and further bedrooms above, all of which have amazing, individual layouts, designs, styling and taste. The fabulous staircase leads down to the lower ground level which provides the principal entertaining spaces with three large living rooms and a magnificent kitchen, as well as open terraces with glass balconies and beautiful entertaining areas including jacuzzi, spa and lovely open fireplaces for winter nights.

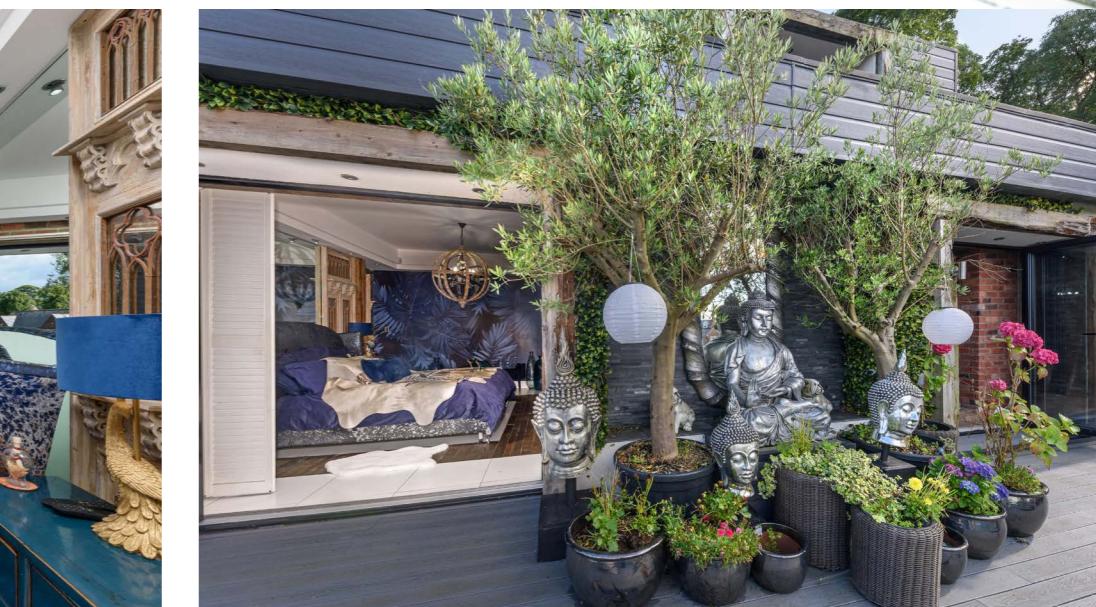
This house has great appeal throughout all seasons and the use of clever glazed windows, lanterns and bi folding doors opens up the light into the space throughout the whole of the year.

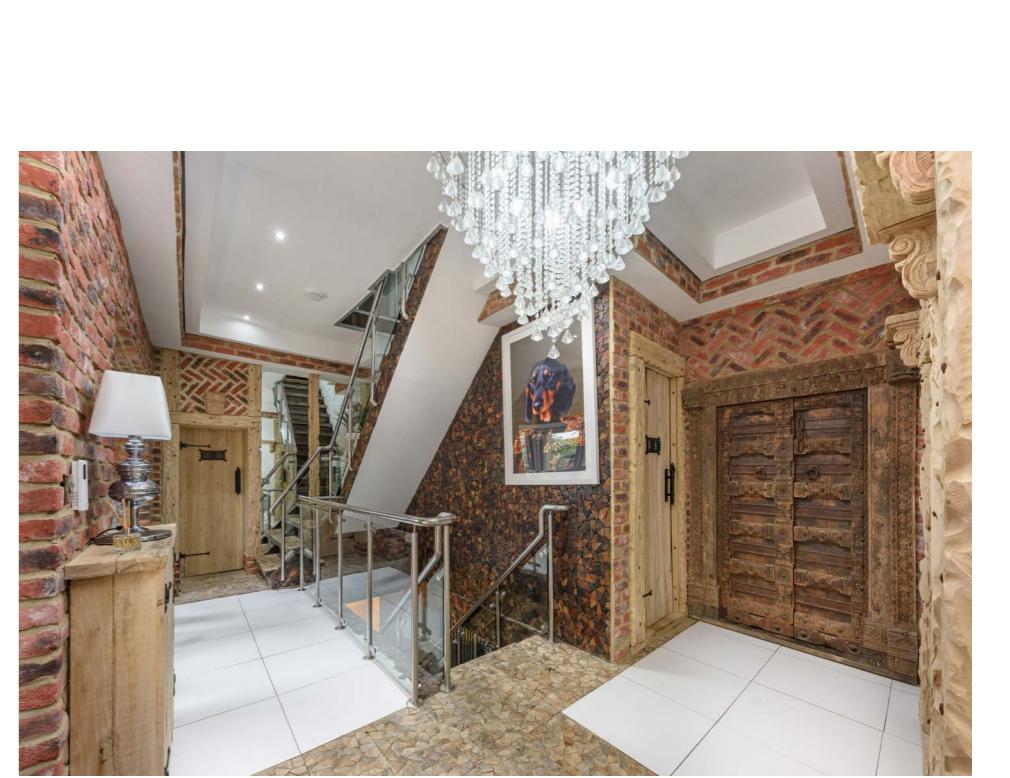
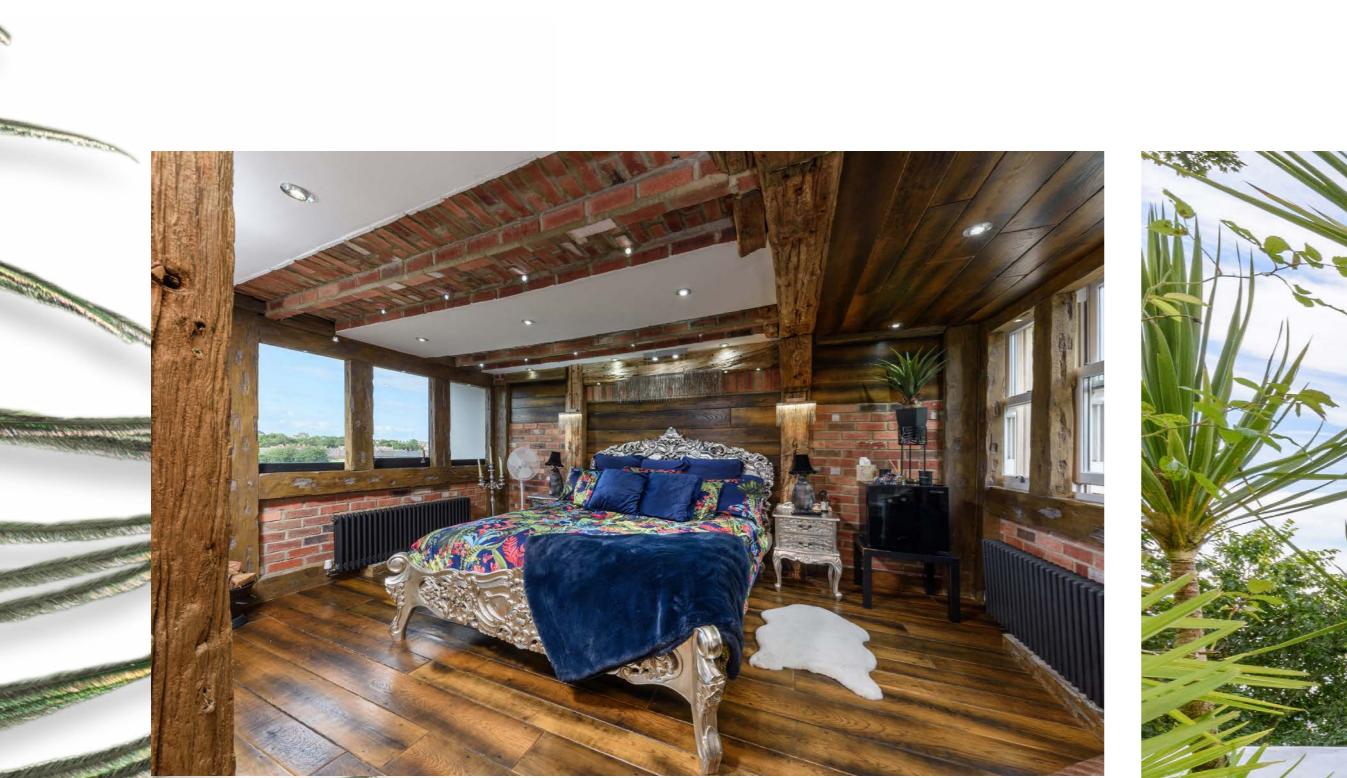
Ashbrooke Cottage has five bedrooms and three bathrooms as well as the four reception rooms and the numerous, beautifully fitted entertaining areas to the exterior.

The standards of design and the clever presentation throughout must be viewed to fully appreciate.

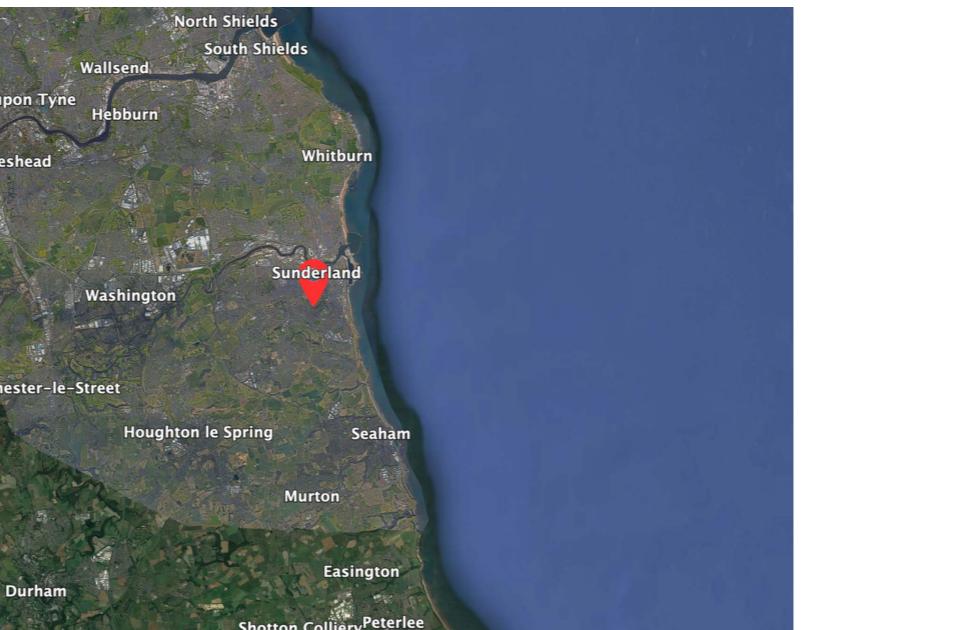
This is such an amazing and beautiful property, we are delighted to have been asked to find the future custodian of this outstanding, magnificent house.

Services: Mains gas, electricity, water and drainage | Tenure: Freehold | Council Tax Band: E | EPC Rating: D

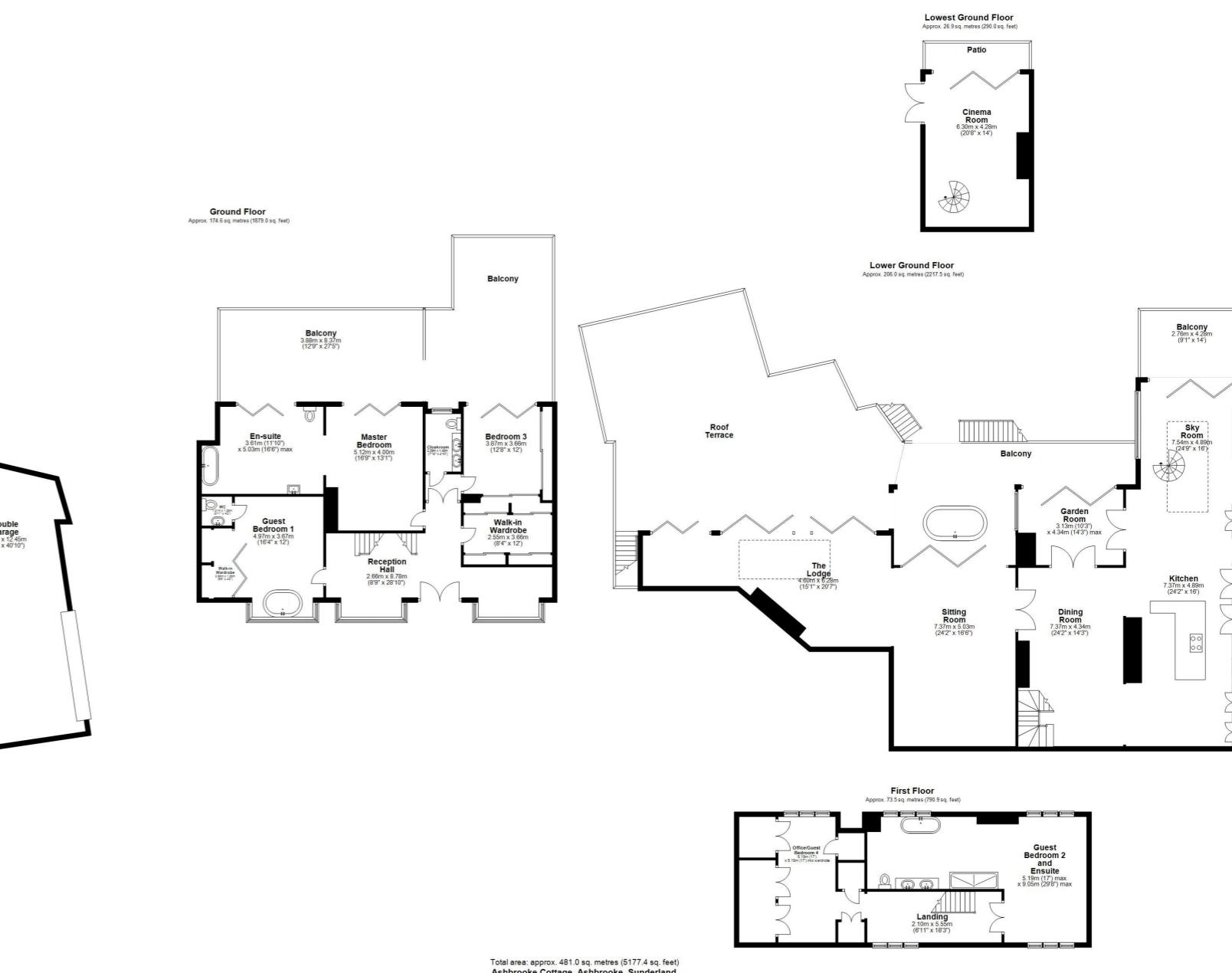




## LOCATION



## FLOORPLANS





# rare!

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