



Rose Cottage

2 Lindisfarne Road, Jesmond





Rose Cottage, 2 Lindisfarne Road Jesmond, Newcastle upon Tyne NE2 2HE

Rose Cottage is believed to have been originally constructed in the early 1950s and was built for a Mr J Bell, who was highly regarded within the area as a regional builder and property developer. The property, which is perfectly situated within the delightful Jesmond Dene Conservation Area, occupies a prime site within this highly desirable and prestigious area of Jesmond, and is ideally located on the corner of Lindisfarne Road and Adderstone Crescent, from which it offers vehicular access with off street parking for two cars.

Rose Cottage is a very pretty home, and is finished with a beautiful Lakeland slate roof, white render, and stone facings, which contrast with the beautiful flowers that surround it. It enjoys excellent accessibility into fantastic neighbourhood facilities, including Acorn Road with its shops and amenities and also Osborne Road with its local restaurants, cafes and Little Waitrose.

The property itself derived its name 'Rose Cottage' from the stunning gardens which have become a focal point of Jesmond, and which have given tremendous pleasure and delight to the public over many years. The gardens, which are placed principally to the south and east of the house, provide stunning colour to compliment the architectural design and style of this beautiful, detached cottage.

Price Guide:
Offers Over £975,000

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Rose Cottage also enjoys beautiful private lawned gardens which are placed to the side of the property and are west facing, with fenced and stone wall boundaries, and are placed adjacent to a detached swimming pool room which was constructed in more recent times.

The internal accommodation comprises: Entrance hall with guest cloakroom and WC | Sitting room with dual aspect windows, polished wood flooring and marble fireplace with coal burning effect gas insert and double doors leading to the dining room | Dining room, again with polished wood flooring and double doors leading to the wonderful garden room with glazed roof and views over the private rear gardens.

The inner hallway then leads through to the kitchen/breakfast room with high gloss units and door leading to the utility room and rear courtyard | Utility room | The hallway then gives access to four good sized bedrooms | Bedroom one with west facing walk in bay window and dressing room (which offers potential to be converted into an en-suite) | Bedroom two is another comfortable double room with door to the reception hall

Bedroom three is positioned to the east side of the property and offers a walk in bay window with views over the front gardens

Bedroom four is a smaller bedroom with dual aspect windows

The hallway also offers access to two shower rooms, one of which has been recently re-fitted to a high standard with three piece suite including 'Villeroy and Boch' sanitaryware| Second shower room with three piece suite

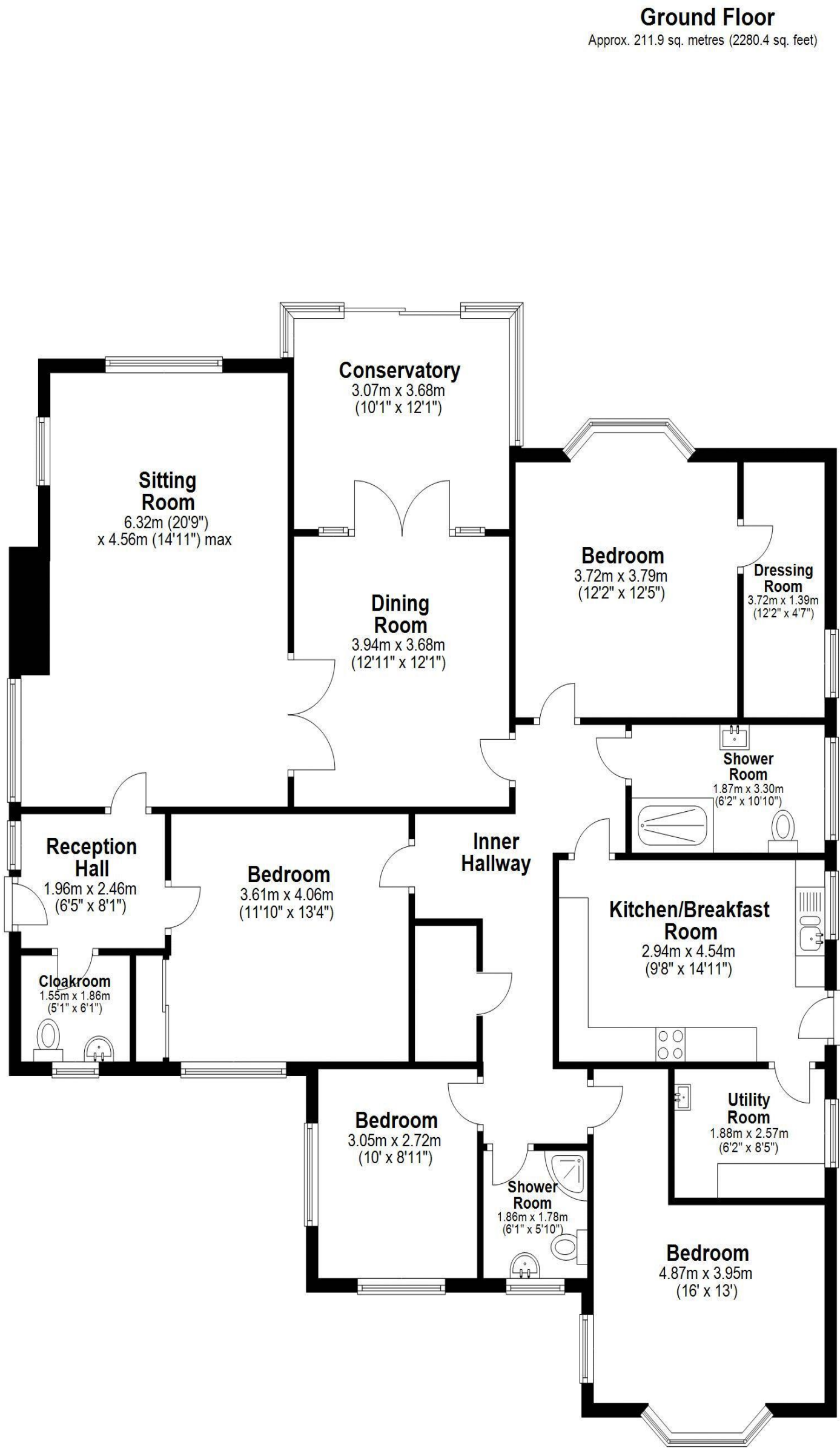


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Total area: approx. 211.9 sq. metres (2280.4 sq. feet)

Floor area includes Garage
Plan produced using PlanUp.

2 Lindisfarne Road, NEWCASTLE UPON TYNE



Externally, the private gardens are set out to the western elevation of the property and enjoy a good deal of afternoon and evening sunshine, with central lawn, mature flower and shrub borders, beautiful mature silver birch trees and flowering cherry blossom trees with fence and stone wall boundaries. These gardens lie adjacent to the garden room and the side patio connecting to the front courtyard and parking area.

Set to the rear of the property's boundaries is a very pleasant, enclosed courtyard with white painted walls and climbing plants and roses, as well as external water supply and gas meter reading cupboard.

There is a separate utility cupboard which is completely detached from the house, which accommodates a washing machine and tumble dryer, as well as storage shelving, power, water supply and lighting; separate to the utility is a storage space for the plant and working machinery for the swimming pool.

The swimming pool has been accommodated in a separate detached dwelling and is set into the north western corner of the property's site. The pool room enjoys fabulous double glazed windows and sliding doors overlooking the south facing and west facing gardens. There are also tiled surrounds to the pool, which measures 19ft x 11ft 5" (5.8m x 3.48m) with the depth increasing from 4ft 6" (1.37m) to 5'0 (1.53m), with tiled inserts, thermal cover and a corner shower cubicle. The boiler for the swimming pool is separate to the main property and is gas fired.

Rose Cottage is a beautiful property which could be further altered subject to suitable planning and building consent, to incorporate the swimming pool room to the main cottage and provide further accommodation if required.

A very unique and special opportunity to acquire a lovely home.

Well presented throughout, with gas 'Combi' central heating, this excellent and highly regarded property simply demands an early inspection. Internal viewings are strongly advised!

Services: Mains electric, gas, water and drainage | Tenure: Freehold | Council Tax: Band G | Energy Performance Certificate: Rating D



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