



# Saville Lodge

30 The Grove, Gosforth





## Saville Lodge, 30 The Grove Gosforth, Newcastle upon Tyne NE3 1NE

**Substantial Stone Built Family Detached Residence situated within The Very Heart of Gosforth's Conservation Area, Boasting Almost 5,000 sq ft of Internal Living Space with Three Reception Rooms, Beautiful Re-Fitted Kitchen/Dining & Family Room, Secondary Kitchen, Stunning Garden Room, Five Double Bedroom Suites, Extensive Landscaped Grounds and Gardens with Off Street Parking for Multiple Vehicles & Offered to The Market with No Onward Chain.**

Saville Lodge is believed to have been originally constructed around the mid 19th century, when it was a pair of semi-detached stone lodges (combined in the 2005 refurbishment) and part of Roseworth Villas, a section of the Roseworth Estate situated within the original Bulman Village of central Victorian Gosforth. The property has since been extensively modernised, refurbished and improved over the last few years and was last purchased by the current family back in 2012 where it received a further series of sympathetic internal modernisations and extensive exterior ground works, where the property now offers one of only a handful of original Victorian homes of central Gosforth. Saville Lodge occupies an impressive site which extends to just under quarter of an acre and is perfectly situated within the very heart of Gosforth, positioned close to outstanding local state and independent schooling, as well as Gosforth High Street with its excellent array of shops, cafes and restaurants and both South Gosforth and Ilford Road Metro Stations providing excellent local transport links into Newcastle City Centre and towards Newcastle Airport and beyond.

### Price Guide:

Offers in Excess of £1,750,000









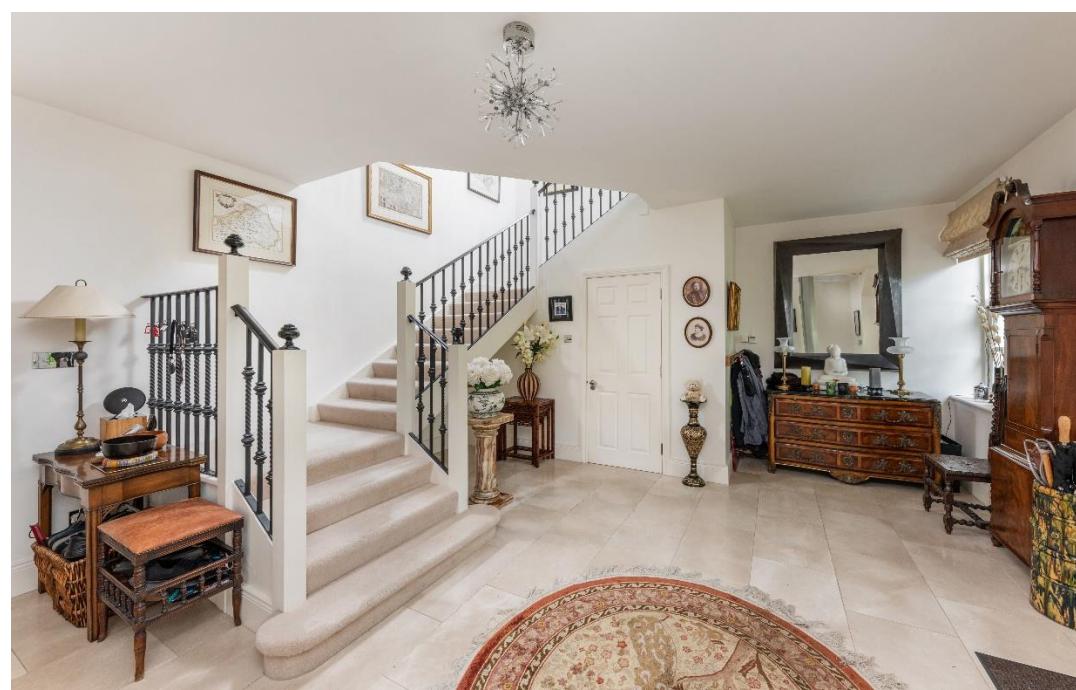
The last refurbishment has been carried out in a very sympathetic style, with many of the rooms at the front of the house enjoying knife shaped window reveals, which have been upgraded with double sash windows in timber, offering beautiful natural light to so many of the rooms.

The beautiful grounds of Saville Lodge are private and secluded, and have been landscaped with trees and shrubs, as well as lawned area, herbaceous borders and fountain. The illuminated gardens and block paved courtyard with a substantial drive, offer off street parking for multiple vehicles accessed via electrically operated double security entrance gates leading to two covered parking bays and potential EV charging.

The internal accommodation space is light and bright and gives access to: Lobby | Reception hall with beautiful marble tiled flooring, return staircase leading to the first floor, electronically operated lift and access to a ground floor cloakroom and WC Double doors then lead from the reception hallway into the main drawing room, which has a modern flame effect log fire within a contemporary fireplace, offering a comforting focus and supplementary heating, two superb windows overlooking the front gardens and double doors leading to the dining room. The kitchen is placed to the very rear of the house and has been completely refurbished to a very high standard by Bridgewater Interiors with beautiful Neptune bespoke fitted units, lovely stone work surfaces, integrated Miele and Bosch appliances, central island with Belfast sink and Wolf range cooker with extraction and door leading to the rear courtyard | The kitchen is open to the family room/snug area, and now offers access to a second refitted preparatory kitchen/utility & laundry room, with Neff appliances, again with stone worktops, large storage cupboards and access to a garden room with separate entrance with ground floor WC (previously the single garage).

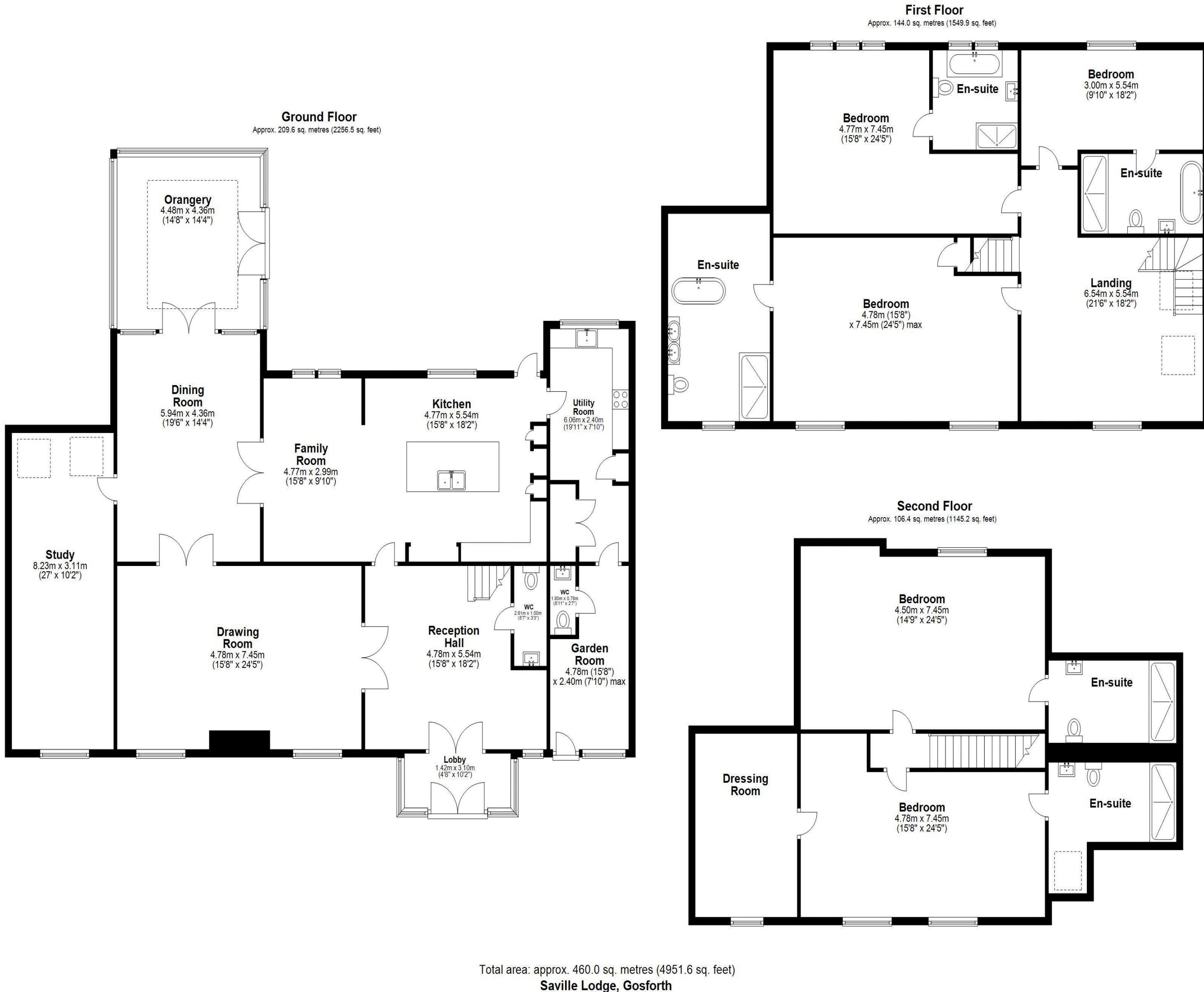


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The dining room is positioned at the rear of the house and is a large reception room which has glazed double doors and side windows opening up onto the orangery and garden room with stone tiled flooring, glazed atrium and French doors leading to the rear courtyard. | To the side of the property there is also an extended space which is currently laid out as a home study but could easily be utilised as a separate family room or even as a gymnasium, which has also been wired for use as a cinema area with vaulted ceiling and rooflight. | The stairs then lead to the first floor landing which in turn gives access to three double bedroom suites. The house presents five double bedroom suites, as well as an impressive first floor landing with great natural light and electronically operated lift from the ground floor. | The principal bedroom suite is a substantial bedroom space with large wardrobes, living room and a luxury en-suite bathroom, offering a five piece suite with an oval bath and wardrobes. | The remaining two double bedrooms to the rear of the house also have en-suite bathroom or shower room facilities. | The stairs then lead up to the second floor and give access to two further large double bedrooms with living areas, both with en-suite wet rooms and one with a walk-in dressing room/nanny's room.

The property offers gas central heating, a modern alarm system and tasteful contemporary lighting, as well as a digital sound system with built-in speakers to many rooms; to the ground floor there is wet underfloor heating. Saville Lodge also benefits from a private westerly facing terrace and a lovely enclosed courtyard, with stone wall boundaries and good privacy, and terrace with gated access to the rear. Saville Lodge is well located, set back from The Grove and is perfectly placed to the side of Moor Road North, with easy access into Newcastle's Town Moor and Newcastle City Centre. This is an externally impressive and unique stone built residence that is placed within a hugely desirable and much sought after area of Gosforth and early viewings are strongly advised.

Services: Mains gas, electricity, water and drainage | Tenure: Freehold | Council Tax Band: G



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**rare!**  
From Sanderson Young

