



rare! From Sanderson Young



Brackendene House
Brackendene Drive, Low Fell



Offers in Excess of £1,500,000

Brackendene House provides a magnificent, detached Grade II listed family home. The property is believed to have been originally constructed in the mid-1850's for James Leathart who was a well-known local businessman. The house was famed, not just for its magnificent architecture, but also because of its art collection and the owner's friendship with leading interior designers from around the world, but most prominently William Morris, who is believed to have been a frequent visitor to the house in the late 1800's. Brackendene House is ideally positioned on an elevated site with access from Belle Vue Bank within the pleasant village of Low Fell. The property enjoys a stunning aspect and views out to the west overlooking the Team Valley and the surrounding hills of the Tyne Valley in the distance. The grounds of the property are believed to extend to approximately 1.5 acres and include a mature woodland, a small dene and a former tennis court. The gardens are a particularly impressive feature with lovely walks and substantial trees which give a great deal of screening and privacy. The principal property was divided into three wings in the 1960s and over the last few years these separate wings have been re-joined to create the magnificent family residence. The property itself has the benefit of tall ceilings with elaborate carvings, beautiful frieze detailing and Heritage coloured paint. The solid oak doors which are set into oak architraves are a wonderful feature of the property.

The entrance hall has beautiful limestone flooring and gives stair access to the lower ground floor where there is now an excellent re-fitted recreation/games and a cinema area with parquet flooring, bar/entertainment area, underfloor heating and store cupboard. Linking from the main entrance hall is a study with bespoke fitted storage, a dining room and a very elegant drawing room with dual aspect. The family/morning room is also a highly impressive room with beautiful panelling. Three of the ground floor reception rooms offer tremendous original fireplaces with personal inscriptions. The kitchen/breakfast room is positioned at the front of the property and is fitted with an extensive arrangement of matt black cabinets which contrast with the oak central island unit, as well as a range of Miele built-in appliances. The principal accommodation to the main house then links to the middle and northern wing of the property, where there is a second hall and staircase. To the rear of this hall there is a cloakroom with access to a garden room. The northern wing of the property accommodates a children's playroom, a large utility and pantry cupboard and a separate side entrance. The main landing features a stunning stained and leaded glass window with a beautiful decorative detailed ceiling and leads on to five bedrooms. The two large doubles at the front of the property both have their own en-suite shower rooms. The two further bedrooms on the southern elevation have access to a main family bathroom. The fifth double bedroom/principal suite links the middle of the house to the north wing, where there is now a stylish re-fitted bathroom, separate WC and his and hers dressing rooms which have been fitted with bespoke cabinetry. The north wing forms part of a turret/tower to the centre of the house, with the stairs linking to the second floor where there is a large gymnasium and dressing room and stairs leading to the roof of the building.

Detached from the property is a lovely Coach House, which has been recently re-furnished to a very high standard and offers a private studio/lounge which is open to the kitchen/dining area with stairs leading to the first floor. The first floor offers an open plan bedroom and sitting area with dual aspect and stylish re-fitted en-suite shower room with Fired Earth tiling. This building is ideal for those who wish to work from home, or for those with visiting relatives or older children.

Brackendene House is a highly impressive, detached home. It has two Worcester gas fired boilers, with underfloor heating to the en-suite bathrooms and beautiful period radiators to the principal reception rooms. The property is accessed via secure entrance gates which link through to a comprehensive alarm system with closed-circuit TV surveillance cameras. The driveway, which is generous in size and gravelled, leads to a separate garage with private driveway and offers open parking for several vehicles.

Brackendene House offers direct access into the centre of Low Fell with its shops, transport links and amenities, the Team Valley, Metro Centre, and indeed Newcastle City Centre. The many outstanding features of this stunning home can only be fully appreciated from an internal viewing. It certainly represents one of the finest, detached period homes within the area and is certainly one of the most individual houses within the region and is offered to the market with no onward chain.



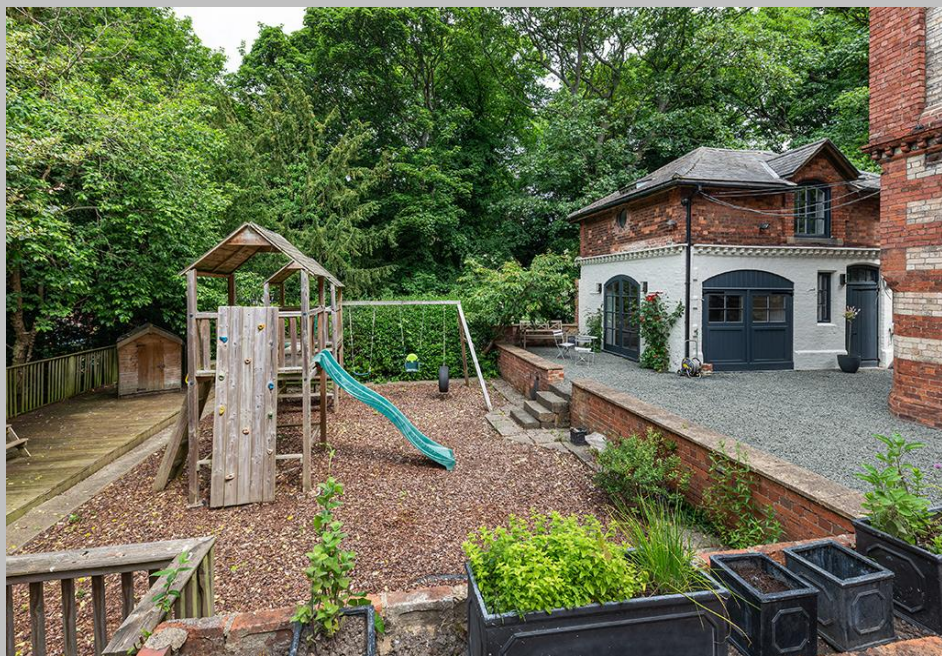


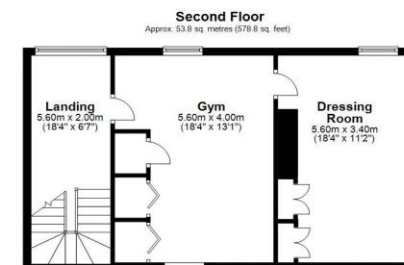
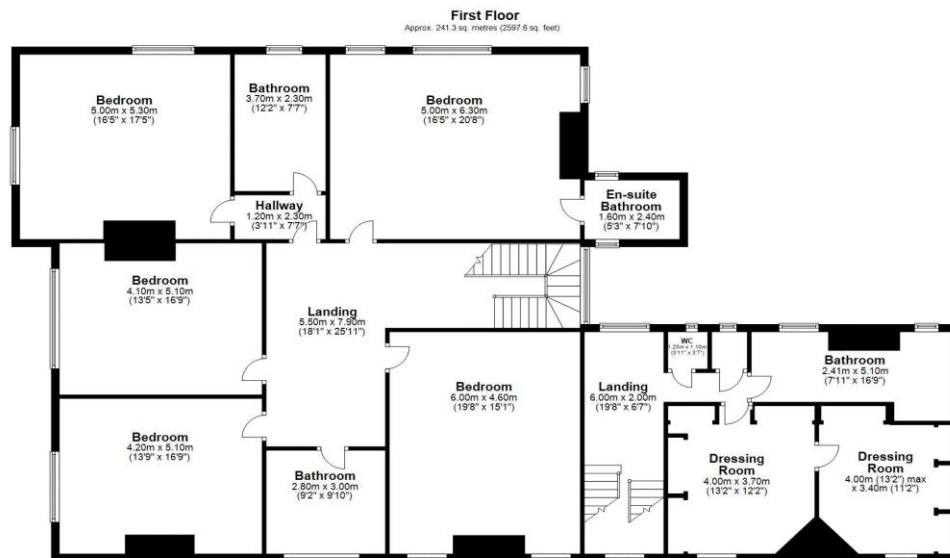
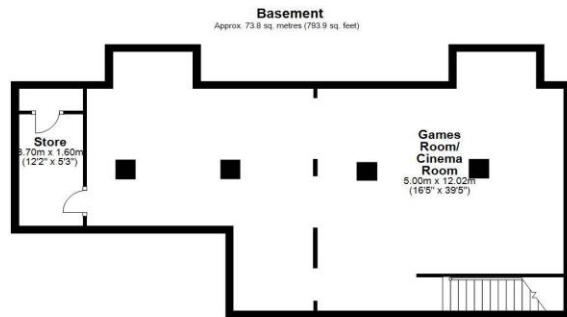












Total area: approx. 638.9 sq. metres (6876.8 sq. feet)
Brakendene House, Low Fell



rare! From Sanderson Young



All confidential enquiries to:
rare! Office, 95 High Street, Gosforth, Newcastle upon Tyne NE3 4AA
E: duncan.young@sandersonyoung.co.uk | E: ashleigh.sundin@sandersonyoung.co.uk
T: 0191 2233500 | www.sandersonyoung.co.uk