ColinLilley
ESTATE AGENTS



Scots House Newcastle Road

East Boldon, NE36 0BE

£750,000

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Description

We are delighted to present East Wing at Scots House which should appeal to a variety of buyers looking for outstanding 17th century Grade 2* historic accommodation situated in a private semi rural location yet with easy access through the region from the A184. The impressive gardens and grounds extend to around over 5 acres and have a range of out buildings from multi car garaging, stables and horse paddock which will appeal to those with equestrian interests, to two summerhouses, one dating back circa 100 years and the other now a wonderful garden room with bar, multi fuel burner and sitting area. The current owners have a small business interest which could be expanded and are of two Airbnb lets, one to the annexe of the main house, and one being a detached boat with decking and rural views. Great opportunities exist to expand the business potential of the home, or provide a private, grand and stunning residence.

Ground Floor

The naturally bright entrance hall has a small galleried landing and divides the annexe Airbnb form the main home, although this would also make a superb granny annexe for multi generational living. From the hall you travel through to the formal lounge diner with views over the garden and an impressive large sandstone fireplace with multi fuel burning stove. The kitchen breakfast room features oak shaker style kitchen units topped with granite work surfaces and has a breakfasting island unit. There is a range of integral appliances that include a dishwasher, fridge, freezer, induction hob, double oven and wine chiller. There are stable doors to both the formal garden and inner courtyard. A super useful utility room is off the kitchen along with a ground floor cloaks shower room with storage and an electric home sauna.

The Annexe

To the north of the east Wing is what we are calling the annexe. There lies an additional reception room with an array of bookshelves and French doors to the formal gardens and patio terrace, a double bedroom and a separate shower room are off the room which the owners are using as an Airbnb, let to occasional visitors looking for something spectacular and unique.

First Floor

Stairs lead up to the first floor galleried landing which in turn leads to the principal bedroom which has a walk through home study/office and then into the main bedroom area with skylights and an En suite bathroom. There are two further large double bedrooms, both with En suite shower rooms, one being new and contemporary styled with marble effect finishes and black accent fittings. A guest bedroom has vanity units with wash basin and shower enclosure with a useful separate WC off the landing hall.

The Grounds

East Wing has the pleasure of the ownership of approximately over 5 acres of land with formal gardens, paddock and large grand ornamental pond, home to ducks and visiting wildlife. The natural grounds have an abundance of trees including various fruit trees, a protected veteran pear tree and a mature grapevine. There are various outbuildings accessed by a private gated entrance for the

exclusive use of the East Wing owners, including a multi car garage/work shop measuring 96' x 16', two stables,12' x 10',a tack room or stable three, and summerhouse circa 100 year old and the larger summerhouse, 35' x 12', with bar and log burning stove with an outside patio with pizza oven. This is an ideal spot to entertain, hold summer parties or as has occasionally been done, used as a venue to hold weddings, receptions and photoshoots, which is another opportunity that could be explored. If not your thing, then you could just sit, unwind and watch the sun set over your 17th century East Wing

Accommodation

A brief summary of the accommodation includes an impressive entrance hall with small galleried landing, a lounge dining room, kitchen breakfast room, utility, shower room and sauna. There is an annexe sitting room, bedroom and shower room which is currently used as a successful Airbnb let. To the first floor the principal bedroom over the annexe with En suite bathroom and study, two bedrooms with En suite shower rooms, a guest bedroom with shower and wash basin, and an additional cloaks WC. The garden and grounds extend to around over 5 acres with an array of outbuildings including a multi car garage, three stables and a wonderful summerhouse onto a horse paddock. There is an Airbnb boat and decking over looking rural fields.

Note

Freehold Title, Grade 2* listed, Council Tax Band F, Mains Water and Electric, Oil Central Heating, Septic Tank for Sewerage, Flood Risk Very Low. TPO covering around 100 Trees, Broadband Basic 3 Mbps. Satellite/Fibre TV Availability BT and Sky. Mobile Coverage O2, Vodafone and EE limited, Three unlikely.









Road Map



Hybrid Map



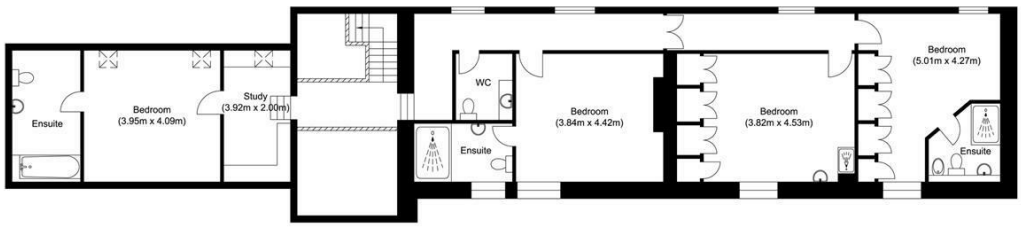
Terrain Map



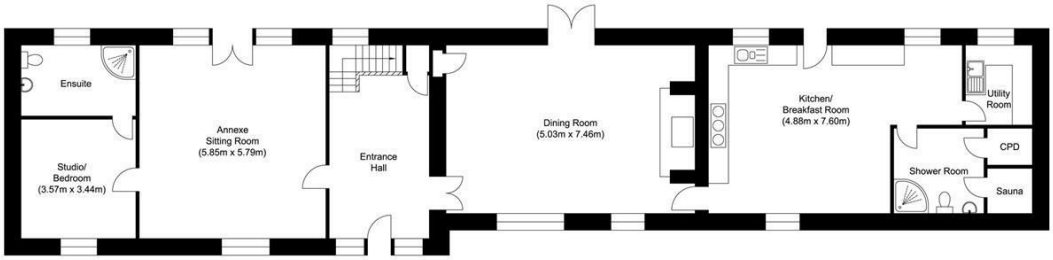
Floor Plan

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Total Approx Floor Area 3160.06 sq. ft. (293.58 sq. m)



First Floor
Approximate Floor Area
1418.14 sq. ft.
(131.75 sq. m)



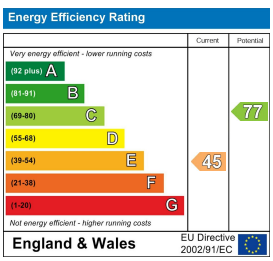
Ground Floor
Approximate Floor Area
1741.92 sq. ft.
(161.83 sq. m)

Illustration for identification purposes only, measurements are approximate, not to scale.

Viewing

Please contact our South Shields Office on 01914569499 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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