Colin Lilley
ESTATE AGENTS



4 Mansion House, Scots House, Newcastle Road

West Boldon, East Boldon, NE36 0BE

£239,000

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From the moment you enter the hall, you notice the impressive 3 metre high ceilings and the light just floods in from the south and west aspect sash windows. The colour combinations enhance the character of the panelled effect wall mouldings and original folding window shutters, log burning stove, herringbone pattern flooring, impressive chandeliers and the oak internal doors. This is far removed from the conventional apartment and must be viewed to fully appreciate the exceptional proportions, abundance of natural light, historic character and spectacular open views.

Communal Entrance hall

The super impressive original entrance with stone flagged floor, impressive ceiling heights and a sweeping staircase to the first and second floors.

Private hall

A beautiful entrance hall with built in cupboard and character wall mouldings creating a panelled effect with coving, brushed brass light and wall light finishes and oak internal doors to the rooms, herringbone pattern flooring and a radiator

Living room

17'10" x 11'3" (5.45 x 3.45)

A sumptuous living room with sash window and south aspect views from the window seat. A lovely log burning stove is seated in the chimney breast with alcove storage and display unit adding more character with the paneling and coving. There are two radiators

Kitchen diner

15'10" x 9'10" (4.85 x 3.00)

A new fitted shaker style kitchen with contrasting work surfaces and brushed brass accents housing a sink unit, five burner gas range style cooker with filter canopy over, integral appliances of a fridge freezer and washer, larder cupboard, herringbone pattern flooring, south and west aspect sash windows with lovely views allowing light to flood in, radiator

Bedroom 1

15'3" x 13'1" max (4.67 x 4.00 max)

A lovely double bedroom with brushed brass effect light fittings and the mouldings to the walls, radiator. There is a Jack and Jill door access for the bathroom from the bedroom and the hall

Jack and Jill Bathroom

10'11" x 7'10" (3.33 x 2.40)

This sumptuous room just oozes charm and character having a marble topped vanity unit with His and Her wash basins with wall lights and brushed brass wall mirror above. There is a roll top bath with Victorian shower tap, a WC and separate shower enclosure with a mixer shower having both drencher and spray shower heads, again with brushed brass accents. There is herringbone pattern flooring and a towel radiator

Bedroom 2

12'7" x 10'9" (3.85 x 3.30)

A second double bedroom and radiator

Garage

A single garage in the garage block with gravel drive and additional visitor parking. There are electric gates to access the Mansion House which provides a lovely degree of security and separation for the gardens and home.

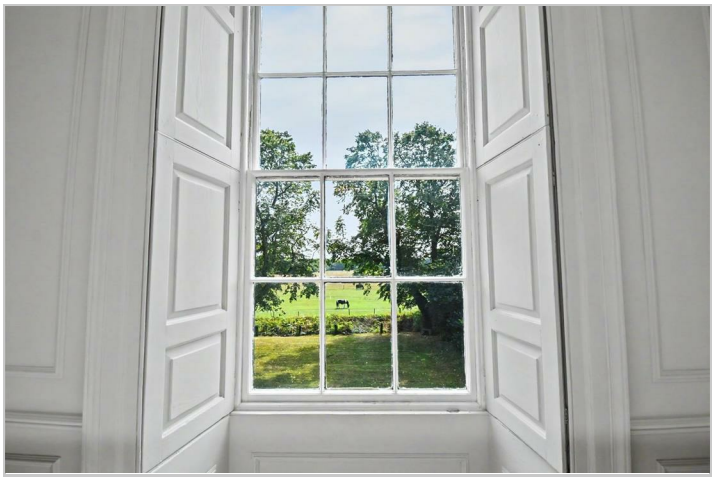
External

Beautiful landscaped gardens with seating areas and superb views due south across fields

Note

Grade 2 * Listed Building Mansion House Apartment. Extended Lease to 999 years with a monthly maintenance charge of £100 for the upkeep of communal areas, including buildings insurance. Council Tax Band C, Mains Electric and Water, Sewerage by Septic Tank, Gas tank for heating, serves the six apartments. Flood Risk very low. Broadband Basic 3 Mbps, Satellite/Fibre TV Availability BT and Sky. Mobile Coverage O2, Vodafone and EE limited, Three unlikely









Road Map



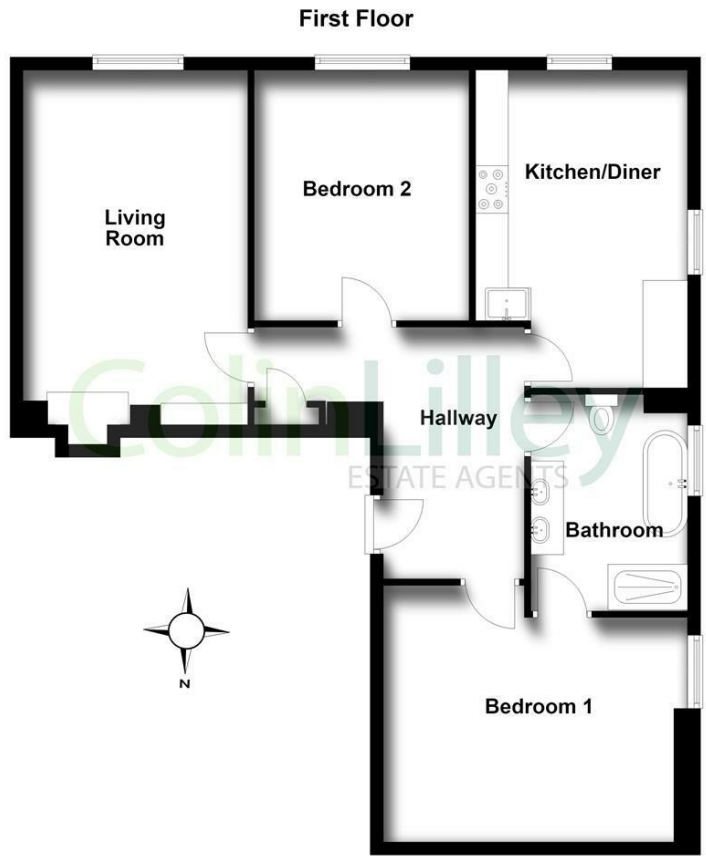
Hybrid Map



Terrain Map



Floor Plan



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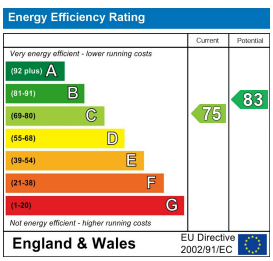
Viewing

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



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