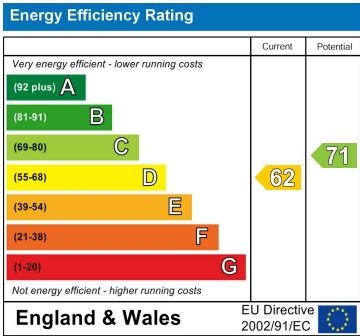




Tynemouth Terrace, Tynemouth



Important Information

All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Brannen & Partners for themselves, the vendors or lessors, produce these brochures in good faith and are a guidelines only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press. Pictures may appear distorted due to enlargement and are not to be used to give an accurate reflection of size. All negotiations and payments are subject to contract.

Price Guide £1,095,000

Description

RARE OPPORTUNITY TO ACQUIRE A BEAUTIFULLY RENOVATED FOUR BEDROOM PERIOD RESIDENCE, ARRANGED OVER FOUR FLOORS AND IDEALLY POSITIONED IN THE HEART OF TYNEMOUTH VILLAGE

Brannen & Partners are delighted to welcome to the market this exceptional period residence, set behind a charming and private front garden in the heart of sought after Tynemouth Village. Recently and thoughtfully renovated throughout, the property seamlessly combines elegant period architecture and original character with beautifully appointed contemporary interiors, creating a sophisticated yet welcoming family home arranged over four impressive levels. The accommodation includes four well proportioned bedrooms, multiple reception rooms, a superb open plan kitchen, dining and living space, two beautifully appointed bathrooms, a useful utility room, generous storage, a convenient downstairs WC and a private walled rear garden.

Briefly comprising; A welcoming entrance porch provides useful cloakroom storage and leads into the impressive grand hallway, setting the tone for the exceptional period character found throughout the home. The hallway provides access to all principal rooms on this level and is beautifully enhanced by two ornate ceiling roses, elegant coving and a striking archway.

To the front of the property is the grand formal lounge, a magnificent reception room filled with natural light from a large window overlooking the private front garden. Rich in period charm, the room features an ornate ceiling rose, intricate coving, attractive alcoves and a decorative fireplace housing a gas fire.

To the rear is a generously proportioned second reception room, offering a wonderfully cosy and characterful space. A gas burning stove creates a warm focal point, complemented by a ceiling rose, elegant coving and two alcoves with bespoke fitted shelving. Two sash windows frame delightful views across the beautifully maintained rear garden and towards the Collingwood Lawn Tennis Club courts.

Also positioned to the rear of this floor is a bright and spacious family bathroom, elegantly appointed with a WC, wash hand basin, roll top bath and separate shower cubicle with overhead shower. A heated towel rail, two windows providing excellent natural light and ventilation, and decorative beam detailing to the ceiling complete this refined space.

A staircase descends to the lower ground floor hallway, where a particularly spacious storage cupboard provides excellent practicality. From here, there is access to the impressive open plan kitchen, dining and living space, together with the utility room. A convenient downstairs WC completes this level.

The superb open plan kitchen, dining and living area forms the true heart of the home, creating an exceptional environment for both relaxed family living and sophisticated entertaining. The stylish kitchen is fitted with a comprehensive range of contemporary wall and base units, an integrated oven and grill, fridge and freezer, gas hob and dishwasher, complemented by a generous breakfast island. A large sash window overlooks the front garden, while the exposed brick chimney breast introduces warmth, texture and character.

Open plan to the rear, the generous dining and living area provides ample space for a substantial dining table and comfortable seating, creating a versatile setting for everyday life and entertaining. Windows overlook the rear garden, while two useful storage cupboards add further practicality.

The spacious utility room is positioned to the rear and features further wall and base storage, a traditional Belfast sink and plumbing for a washing machine. A window overlooks the garden, while a door provides direct access outside. A handy understairs WC with wash hand basin completes this floor.

From the entrance hallway, the staircase rises to the second floor landing, providing access to three well proportioned bedrooms. The impressive principal bedroom occupies the rear of the property and enjoys an elegant bay sash window with delightful views towards the Priory Castle. A ceiling rose and ornate coving enhance the room's period character, while a built in storage cupboard and door provide access to the en suite, which is fitted with a WC and wash hand basin.

Two further double bedrooms are positioned to the front of the property, both enjoying sash windows overlooking the front garden and benefiting from attractive ceiling roses and elegant coving.

A further staircase leads to the top floor landing, where a useful storage cupboard provides additional storage and access is given to the fourth bedroom and further bathroom. The spacious fourth bedroom offers a particularly characterful and versatile retreat, featuring two Velux windows, a sash window, excellent eaves storage, an exposed brick feature wall and exposed decorative ceiling beams.

The stylish top floor bathroom is fitted with a WC, wash hand basin and shower cubicle, complemented by useful eaves storage, a Velux window and beam detailing.

Externally, the property continues to impress with beautifully considered and private outdoor spaces. To the rear is a superb walled garden, thoughtfully landscaped with mature borders, areas of lawn and patio, together with an impressive decked BBQ and entertaining area incorporating an outdoor sink. This exceptional space provides the perfect backdrop for summer entertaining, family gatherings and relaxed al fresco dining. A gate provides convenient rear access.

To the front is an attractive enclosed garden, enjoying a high degree of privacy afforded by an established hedge. The garden incorporates both patio and lawned areas, creating an appealing and welcoming approach to this impressive period home.

This property is ideally located close to the village centre and a short walk from the award winning Longsands Beach which offers an idyllic location for surfing and other outdoor activities. Ideally positioned for families as it is within easy reach of highly regarded schools at all levels.

Entrance Porch
4'11" x 4'3"

Hallway
10'4" x 5'0"

Hallway
15'10" x 6'11"

Lounge
17'5" x 15'3"

Second Reception Room
15'5" x 13'11"

Family Bathroom
11'6" x 8'1"

Hallway
19'7" x 6'2"

Dining Kitchen
15'5" x 14'11"

Dining Room
15'3" x 14'9"

W.C
6'0" x 2'6"

Utility Room
11'7" x 8'4"

Landing
8'8" x 6'11"

Master Bedroom
15'10" x 14'0"

W.C
6'1" x 3'8"

Bedroom
15'2" x 13'11"

Bedroom
10'11" x 6'11"

Landing
4'9" x 4'3"

Bedroom
12'1" x 17'4"

Bathroom
11'0" x 8'6"

Private Rear Walled Garden

Private Front Garden

Tenure
Freehold

