



**BRUNTON**  
RESIDENTIAL

**LYNDHURST ROAD, BENTON, NE12**

Offers Over £750,000

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Substantial Detached Period Home Situated on an Extensive & Mature Garden Plot Which Extends to Approximately 1 Acre, Boasting Close to 3,000 Sq ft of Internal Living Space with Three Reception Rooms plus Study, Kitchen/Dining Room, Four Double Bedrooms, Bathroom plus Separate Re-Fitted Shower Room, Large Multi-Car Driveway with Double Garage & Delightful Lawned Family Gardens.

27 Lyndhurst Road provides a lovely and substantial period family home which was originally purchased by the current owners approximately 30 years ago. This unique and much-loved detached family home is believed to date back to the late 1800's and offers a substantial and private plot that extends to approx. 1 acre, with an abundance of mature planting and tall mature trees.

The property itself is perfectly located within the desirable area of Benton, with its wonderful array of shops, restaurants, outstanding local schooling and excellent transport links, with Benton Metro Station which is placed only a short walk away.

The property itself is placed within Benton's Conservation Area and is accessed via a lobby that leads into an entrance hall, which is open to the first of three reception rooms, with original fitted storage and period fireplace. This room is open to the hallway and has been utilised as a games/tv room by the family over the years. To the rear of this space is a rear lobby/utility/boot room with door leading out onto the rear gardens and access to a gardener's WC and provides tiled flooring.

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The hallway then leads into a beautiful living room, with a brick open fireplace and dual aspect windows, including a wonderful walk-in bay window with window seat which enjoys views out over the rear gardens. To the rear of this room is a further reception room/snug (which is currently set out as a home office/study) and also enjoys a fireplace with dual aspect windows.

The hallway then leads through to a second sitting room, again with period fireplace and wood burning stove, dual aspect windows with access to a small utility room with further access into the kitchen.

A final door from the ground floor leads into the kitchen/breakfast room, with a door leading into the small utility room and a further door leading out onto the rear terrace and gardens.

The stairs from the hallway then lead up to the first-floor landing which provides access to four good sized bedrooms, most of which with period features and a family bathroom with separate WC. There is also a separate shower room with three-piece suite and Velux window.

Externally, the property enjoys a substantial and mature garden plot that extends to approximately 0.9 acres, boasting beautiful lawned areas, which are absolutely perfect for those buyers with young children. The gardens also offer access to private a stream that runs through the front of the gardens and is a lovely feature of the property. The rear gardens also provide access to a paved seating and entertaining terrace which in turn provides a pathway leading back to the front of the property.

The side and rear gardens offer a well-stocked vegetable garden with raised planters and several fruit trees, with a further garden/plot which offers separate access from Northumberland Avenue. This in itself is one of the most interesting features of 27 Lyndhurst Road and could provide potential for further development (subject to the correct planning consents). The vegetable garden also provides a generous greenhouse and summerhouse with a wildlife pond.

The property also enjoys a generous paved and gravelled driveway that leads up to the front of the property, providing ample off-street parking for multiple vehicles. The driveway also offers access into the double garage with workshop area, light and power.

Priced to reflect some decorative modernisation, this is an extremely rare opportunity to secure one of Benton's most private period homes and internal viewings are strongly advised.



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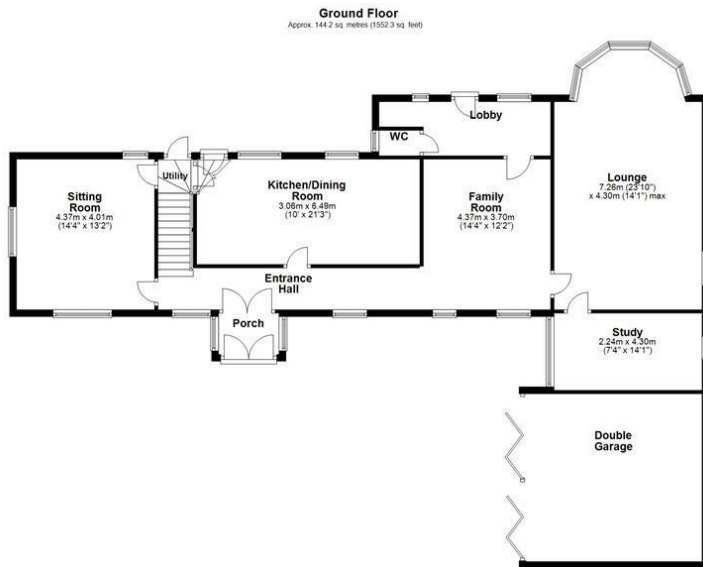
TENURE : Freehold

LOCAL AUTHORITY : North Tyneside

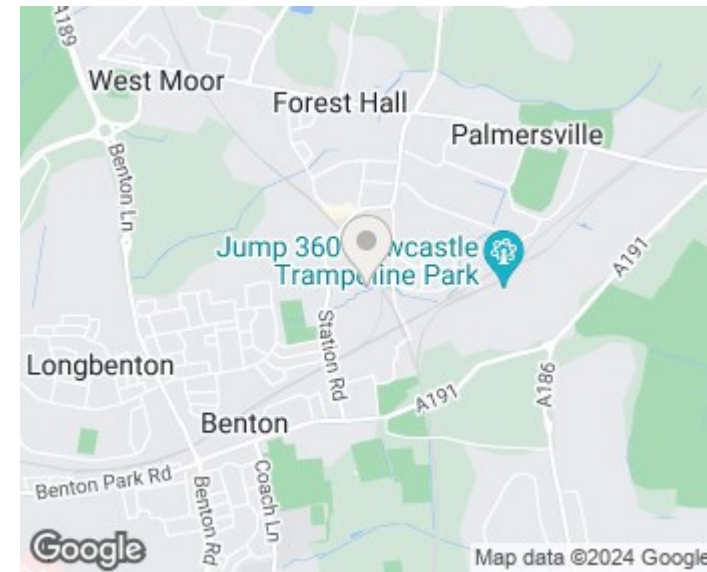
COUNCIL TAX BAND : G

EPC RATING :

SERVICES :



Total area: approx. 260.6 sq. metres (2804.8 sq. feet)  
All measurements are approximate and are for illustration only.  
Plan produced using PlanIt.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	