



13 Moor Lane, Newcastle Upon Tyne, NE20 9AD

Offers Over £1,500,000

Hive Estates presents 13 Moor Lane, a spectacular award-winning modern home with a unique circular design. Designed and constructed in the late 2000s, each element has been thoughtfully and carefully considered by the renowned architect, Poul Tvergaard. Poul has crafted a home completely different to those around it; with a focus on quality materials, natural light, open space and living flow.

At 7,200 sqft in size, this home has ample space for living, with multiple reception and entertaining spaces and 5 double bedrooms - 3 with private en-suites. A solid travertine tiled floor runs throughout the ground floor, enhancing the feeling of free flowing space, with underfloor heating. The hallways are curved, with wall lighting, and many of the passageways enjoy natural light. There's multiple balconies around the property, to enjoy the outside space at an elevated level. This home epitomises flowing open plan living, as many of the ground floor rooms flow into one another, with different routes around the property.

The grand entrance hall is a perfect informal reception room, with a bespoke floating solid wood, glass and steel staircase climbing the wall. With a double height ceiling, there's floor to ceiling windows and a beautiful cedar wood ceiling with contemporary wall lighting. The kitchen is in the centre of the property, and connects to the circular living spaces either side. At almost 500 sqft, it is an impressive space, with two Caeserstone quartz islands, with floating steel column extractor hoods above, Franke kitchen taps, and periscope sockets. There's an extensive range of AEG appliances, all integrated, including two ovens, hot plates, hobs, warming drawers, a coffee machine, fridge freezer, wine coolers, dishwasher and pull out larder.

The kitchen also has a circular dining area, with an angled wall of glazing, and a built-in window seat for views out into the garden. The kitchen gives access to both the side patio garden, and spacious rear stepped garden, through two sets of sliding doors.

The second living room is a full 360 with a circular shape, with wall lighting. Directly below, is a private cinema room, with sloped flooring, stepped seating, up and down lighting. Perfect for movie night. On this level, there's also a room with a separate entrance – ideal as a home office or fitness studio that you can access through the garden. The ground floor also features a downstairs WC, with a spacious dining room and floor to ceiling windows overlooking the front.

On the first floor is a spacious bedroom with two balconies and cedar wood ceiling. The master bedroom has a wall of fitted wardrobes with glazed screen, and an oversized bathroom with dual sink, walk-in rainfall shower and freestanding bath. There's another spacious bedroom, with a curved section, and a family bathroom with curved mosaic wall of tiling, spacious bath and rainfall shower. All the bathrooms are fitted with Villeroy and Bosch fittings.

There's two circular bedrooms, each at either side of the property, with angled windows and panoramic views. Under the house is a 4 car undercroft garage, access via the second private driveway. Out the front there's a stone terrace, and two entrance pillars concealing a sliding gate.

Lounge 20'8" x 20'8" (6.3 x 6.3)

Dining Room 15'1" x 14'1" (4.6 x 4.3)

Cinema 20'8" x 20'8" (6.3 x 6.3)

Studio Room 24'7" x 12'1" (7.5 x 3.7)

Bedroom 1 20'8" x 20'8" (6.3 x 6.3)

Ensuite 1 18'4" x 10'2" (5.6 x 3.1)

Bedroom 2 12'1" x 20'0" (3.7 x 6.1)

Ensuite 2 7'2" x 7'6" (2.2 x 2.3)

Bedroom 3 19'4" x 9'6" (5.9 x 2.9)

Bedroom 4 14'1" x 14'1" (4.3 x 4.3)

Bedroom 5 16'0" x 14'1" (4.9 x 4.3)

Bathroom 13'5" x 10'2" (4.1 x 3.1)

Gym 22'3" x 19'0" (6.8 x 5.8)

Garage 38'0" x 19'8" (11.6 x 6.0)

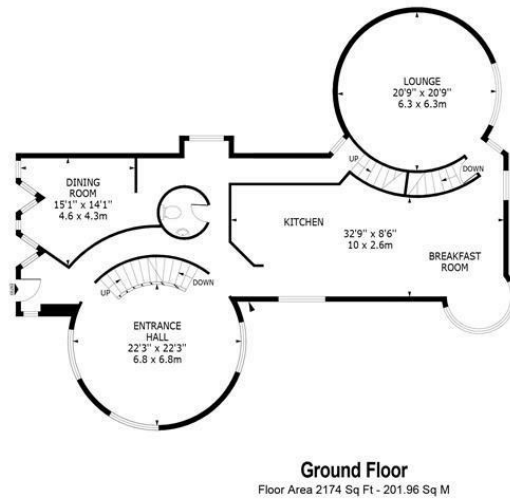
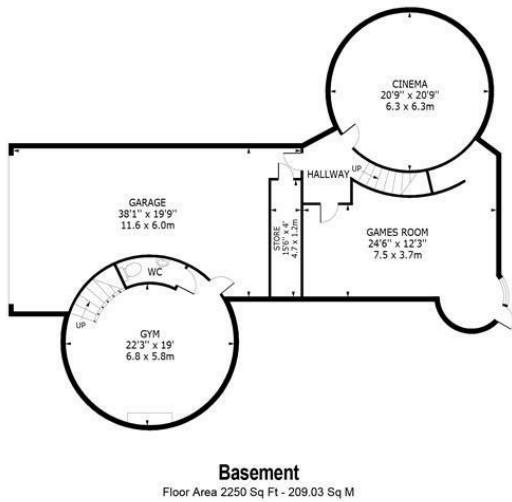
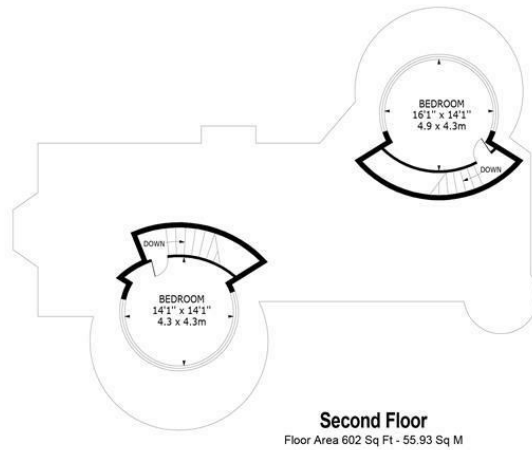
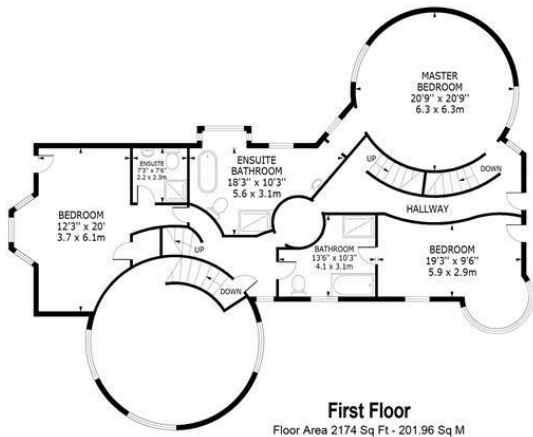
Store 15'5" x 3'11" (4.7 x 1.2)

Kitchen/Breakfast Room 32'9" x 8'6" (10 x 2.6)

Entrance Hall 22'3" x 22'3" (6.8 x 6.8)

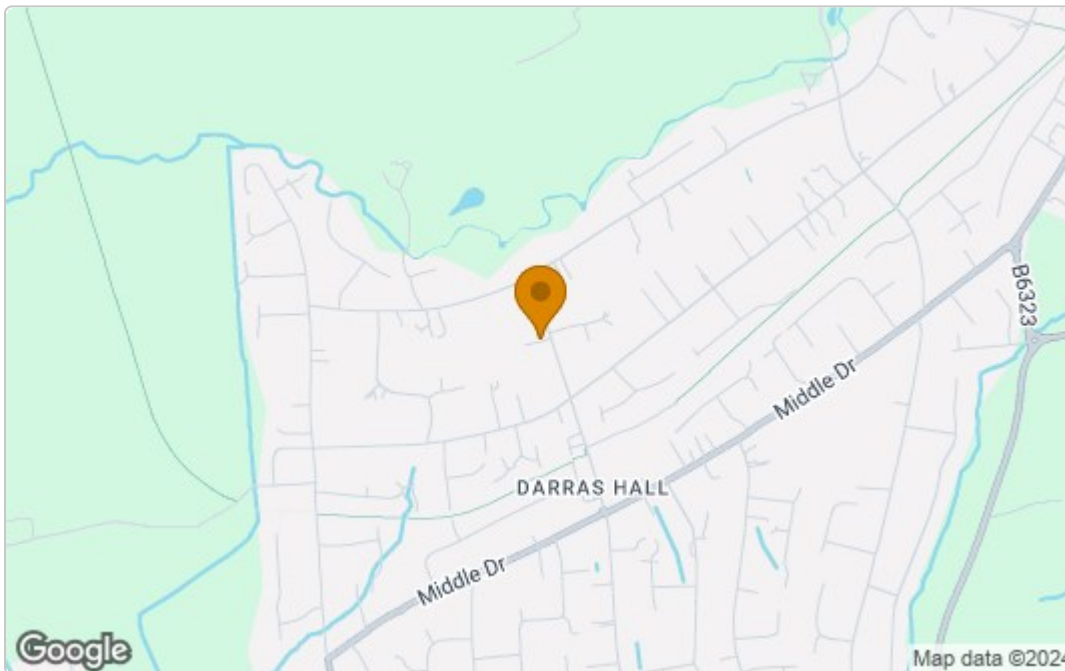
Floor Plan

Approx. Gross Total Floor Area 7200 Sq Ft - 668.88 Sq M



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error. For Illustrative Purposes Only - Not To Scale.

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
EU Directive 2002/91/EC		

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