



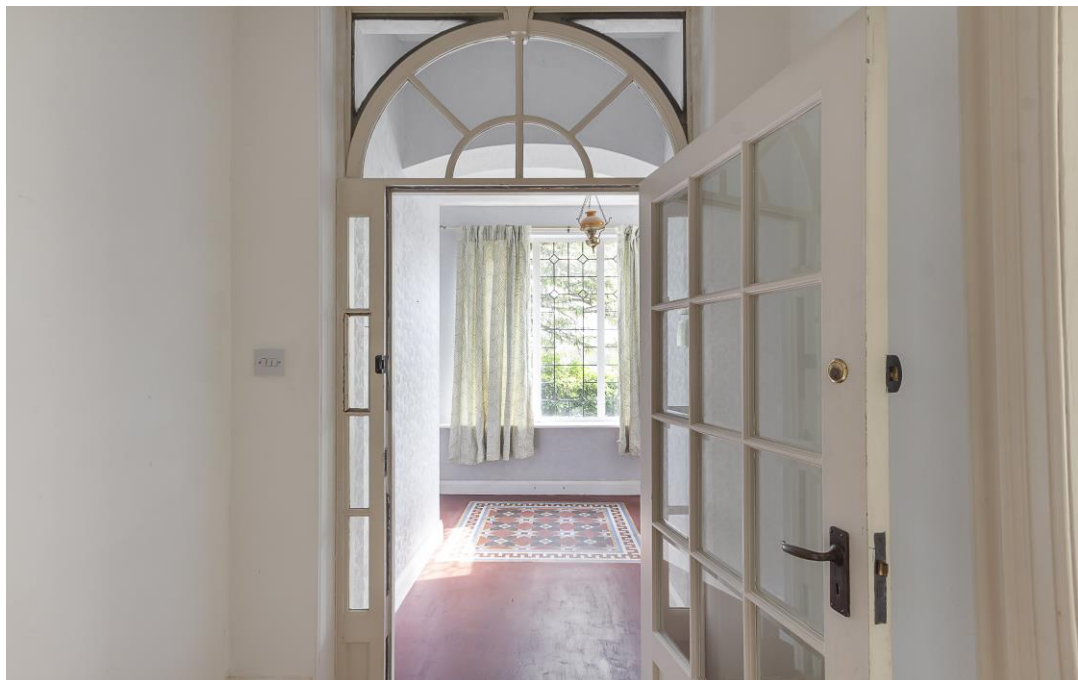
Thornleigh House

Clayton Road, Jesmond



SANDERSON
YOUNG





Thornleigh House

Clayton Road, Jesmond NE2 1TL

Thornleigh is a beautifully presented large semi detached, two storey Victorian Villa which is ideally positioned in the quiet, green heart of the South Jesmond Conservation Area and is perfectly placed on the desirable Clayton Road, Jesmond.

Boasting in excess of 3900 sq ft, this magnificent five bedroom period family home offers wonderful versatile accommodation set over two floors, as well as a large cellar and offers further potential for a roof conversion (Subject to normal planning consents) to accommodate at least two further bedrooms. The period house was originally constructed around 1865, has been under the same family ownership for in excess of 60 years and is extremely rare to the marketplace.

The house retains many of its original features with fantastic ornate mouldings, cornicing and ceiling roses, large bay windows and magnificent fireplaces.

Price Guide:
Offers Over £1,200,000

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The rooms are very well proportioned and the house has a lovely aspect to both the front and rear with a very good degree of privacy. This imposing, period residence is perfectly placed close to some of the region's finest independent schooling, Jesmond Metro Station and Newcastle City Centre which is only a short walk away.

Ground Floor - Vestibule with original mosaic tiled flooring | Reception hallway with a staircase leading to the first floor bedroom accommodation | Sitting room with large bay window and original fireplace | Elegant dining room with fitted storage to the alcoves | Study/Bedroom Five | Ground floor Bathroom/wc | Further versatile reception room with fitted storage | To the rear of the property is a large galley kitchen with an AGA | Separate Utility room

First floor - Generous first floor landing with a large store room | The principal bedroom is a large double room with a lovely southerly aspect overlooking the gardens and access to an en-suite shower room, as well as fitted storage | Bedroom two is also situated to the front of the property and benefits from a feature fireplace | Bedrooms three and four are placed to the rear of the house, with one currently laid out as a kitchen but would easily convert back into a bedroom | Bathroom/wc

Cellar - There is access to an extensive cellar underneath the property, ideal for storage, but also could offer potential to be converted into further reception space.

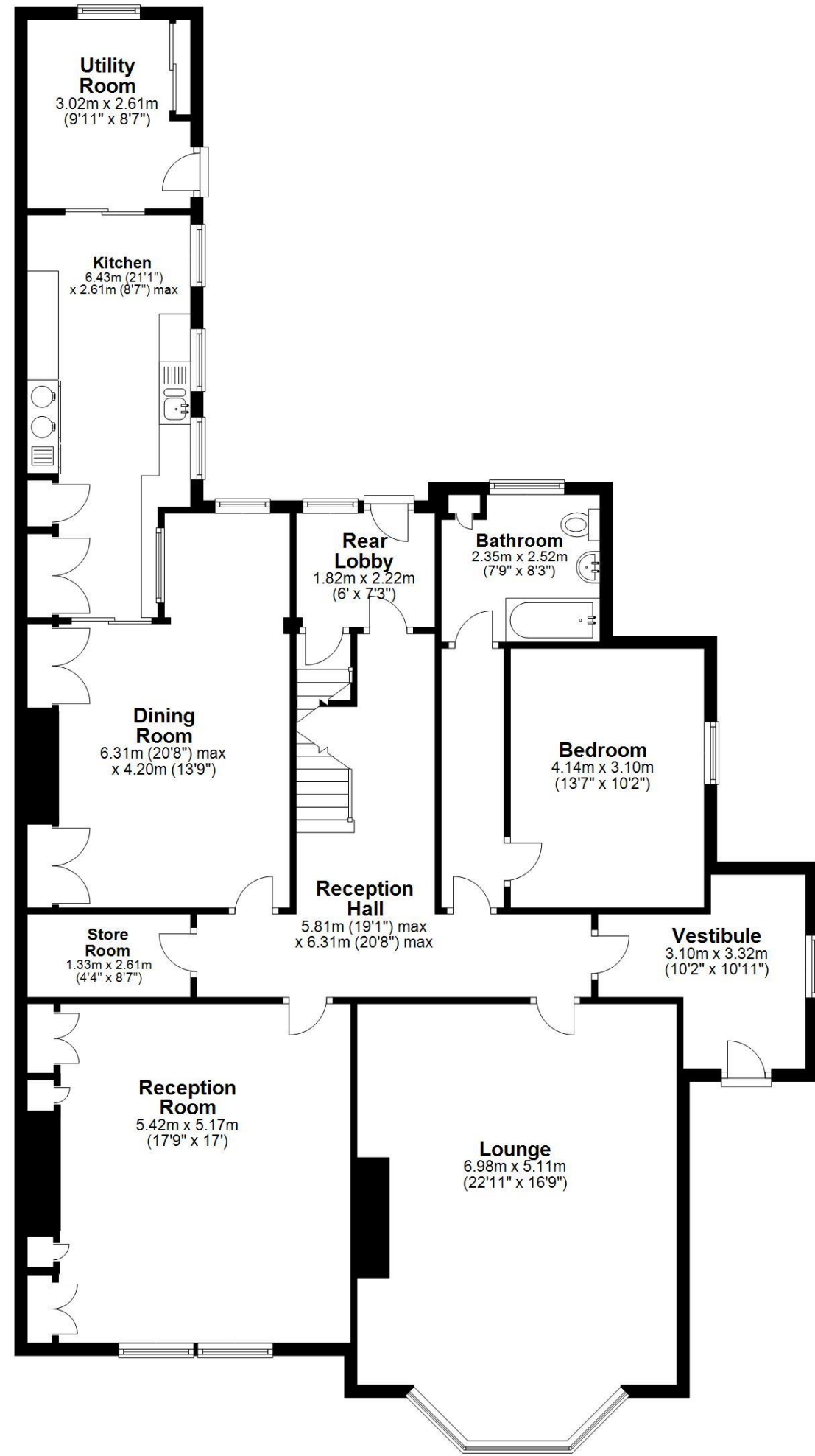


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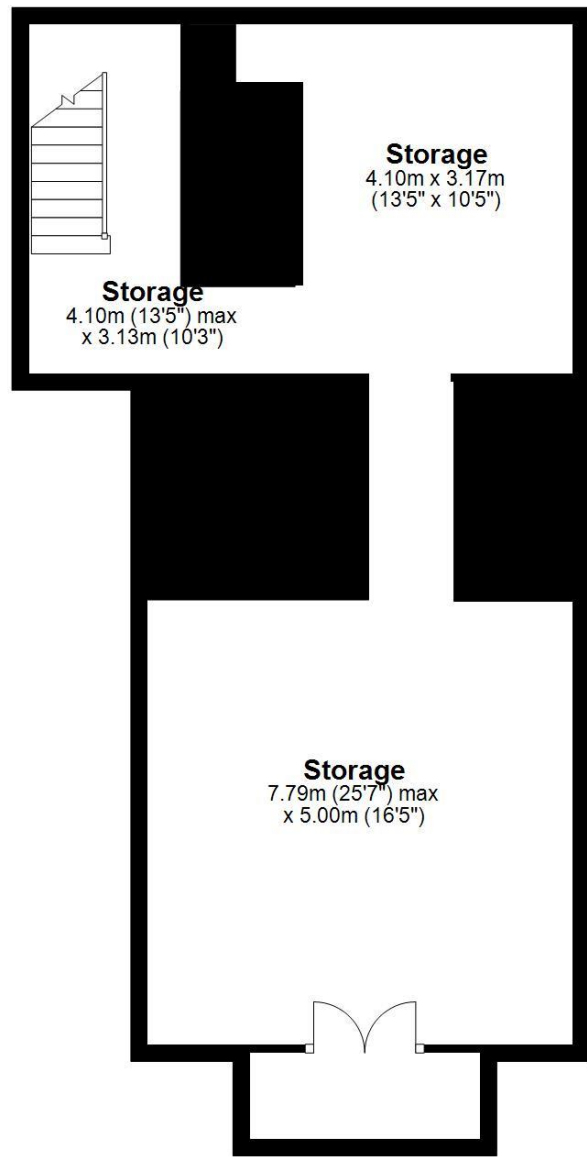




Ground Floor
Approx. 168.3 sq. metres (1811.2 sq. feet)



Cellar
Approx. 68.7 sq. metres (739.3 sq. feet)



First Floor
Approx. 125.7 sq. metres (1352.6 sq. feet)



Total area: approx. 362.6 sq. metres (3903.1 sq. feet)
Thornleigh House, NEWCASTLE UPON TYNE



Attic - With access from the store room, there is a large attic space offering the opportunity to create more accommodation at the top of the house (subject to normal planning consents).

Externally - Thornleigh is accessed via an attractive pillared entrance along a private drive, which is shared with five other properties. The property has its own large driveway with parking for multiple vehicles, as well as a large detached double garage, with an electric roller door, for secure off street parking. The beautiful southerly facing front garden is lawned with well stocked and mature borders and are predominantly south facing - the rear garden has great privacy provided by the wall and fence to the boundary.

Offered to the market with No Upward Chain, this is a truly fantastic and rare opportunity and early viewings are recommended.

Services: Mains electric, gas, water and drainage | Tenure: Freehold | Council Tax: Band D | Energy Performance Certificate: Rating TBC