



Trenchside

Ravensworth Park Estate



SANDERSON
YOUNG



Trenchside Ravensworth Park Estate

Beautiful Period Detached Family Home Set within an Exclusive Estate, with Three Reception Rooms, Refitted Kitchen/Breakfast Room, Utility Room, Ground Floor Shower Room, Five Bedrooms, Family Bathroom, Beautiful Mature Grounds and Gardens, Detached Coach house & Offered with No Onward Chain. Trenchside is a delightful period detached residence, which is situated on a mature garden site within the prestigious Ravensworth Park Estate, Gateshead.

This lovely family home offers one of the original houses on the estate and is perfectly tucked away in a secluded and private location. Trenchside is thought to have been constructed in the mid 1700s and this stunning period property has very recently been enhanced with extensive damp proofing, a new heating system and new doors and windows.

Located close to Lobley Hill and tucked away off from Consett Road, the Ravensworth Park Estate consists of only a handful of privately owned properties that are perfectly placed within the estate, and offers rural living whilst also being just a short drive to the A1, the Metro Centre and indeed Newcastle City Centre itself

Price Guide:

Offers Over £695,000

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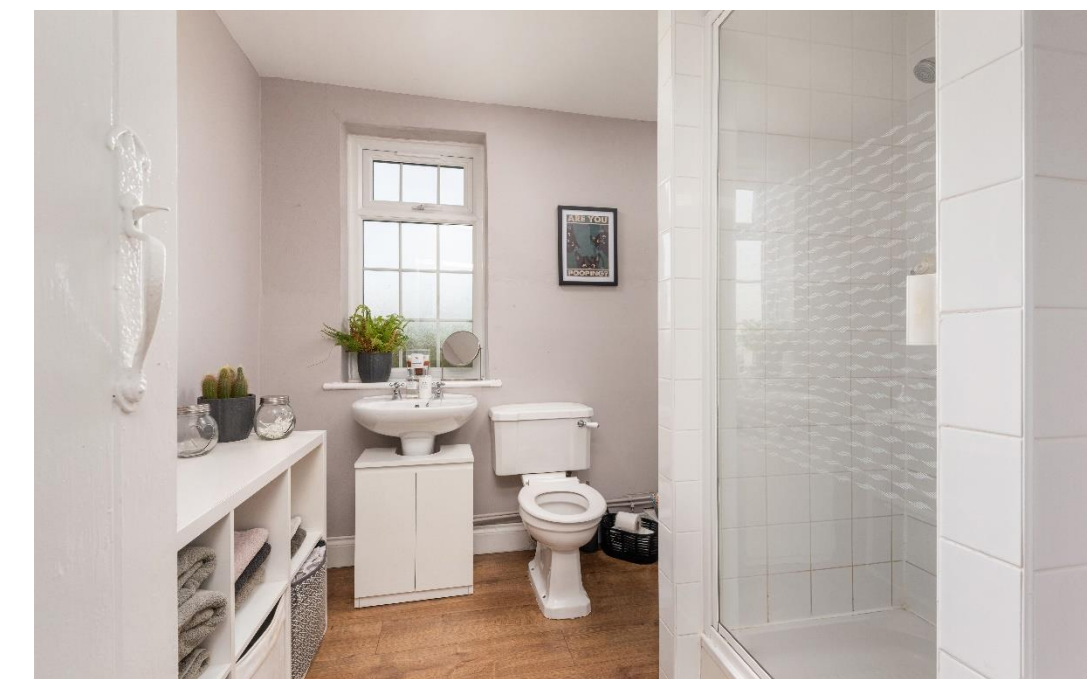
The property is accessed via a lovely private road which leads through the estate and only offers access to the homes of the Ravensworth Park Estate.

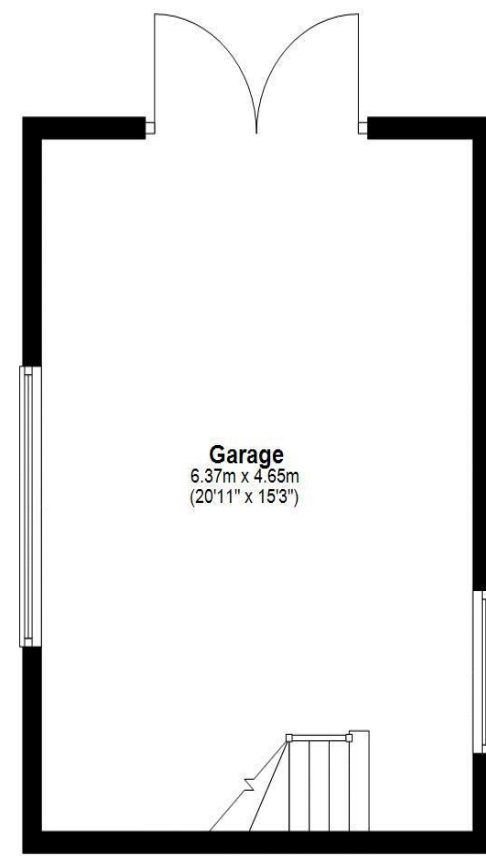
The internal accommodation comprises: Entrance hall that is open to the dining hallway with a staircase leading to the first floor and a wood burning stove | The dining hallway enjoys a window overlooking the front gardens and traditional wooden flooring | A further door from the dining reception hall leads through into a lovely family room/snug, which is positioned at the end of the property, and also enjoys a wood burning stove and views out over the front and side gardens | To the rear of the ground floor is a ground floor shower room, along with generous sized and lovely refitted kitchen/breakfast room and utility/boot room. The property also enjoys a generous lounge/drawing room with large Inglenook fireplace and wood burning stove, again with windows overlooking the front gardens.

The stairs then lead up to the first floor landing and give access to five bedrooms, of which four are comfortable doubles | Bedroom five is a smaller single/nursery room and could equally be utilised as a study | The first floor landing also offers access to a family bathroom.



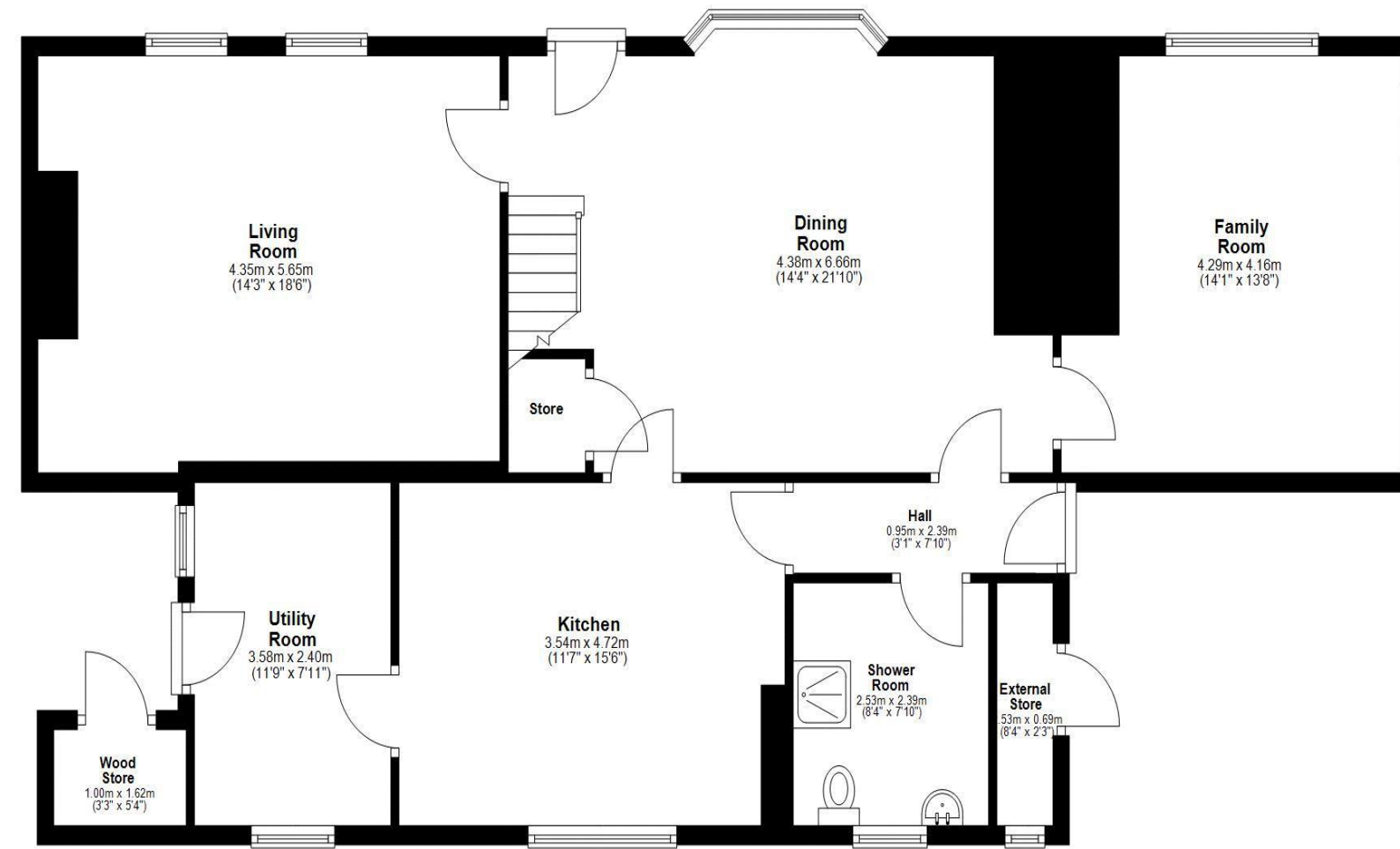
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Garage
6.37m x 4.65m
(20'11" x 15'3")

Ground Floor
Approx. 142.4 sq. metres (1532.4 sq. feet)



Living Room
4.35m x 5.65m
(14'3" x 18'6")

Dining Room
4.38m x 6.66m
(14'4" x 21'10")

Family Room
4.29m x 4.16m
(14'1" x 13'8")

Store

Hall
0.95m x 2.39m
(3'1" x 7'10")

Utility Room
3.58m x 2.40m
(11'9" x 7'11")

Kitchen
3.54m x 4.72m
(11'7" x 15'6")

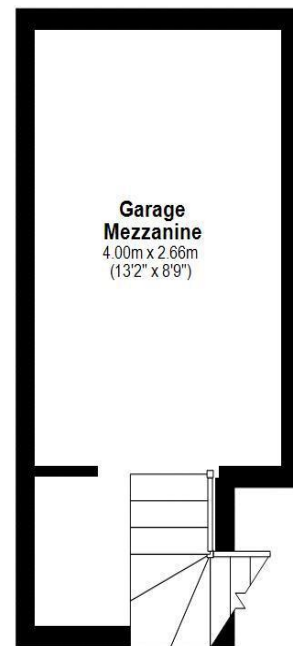
Shower Room
2.53m x 2.33m
(8'4" x 7'10")

External Store
5.3m x 0.69m
(17'4" x 2'3")

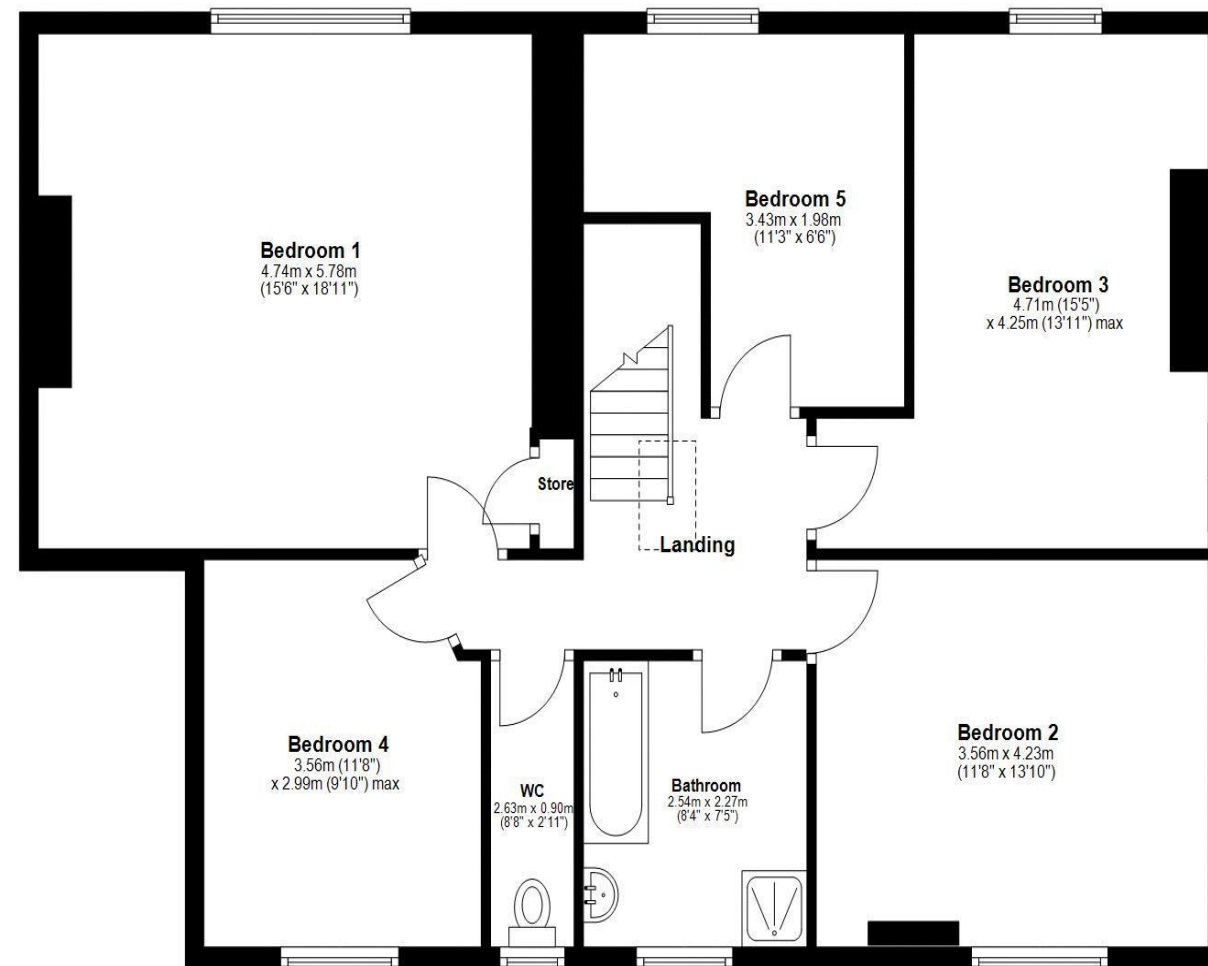
Wood Store
1.00m x 1.62m
(3'3" x 5'4")



First Floor
Approx. 112.0 sq. metres (1205.1 sq. feet)



Garage Mezzanine
4.00m x 2.66m
(13'2" x 8'9")



Bedroom 1
4.74m x 5.78m
(15'6" x 18'11")

Bedroom 5
3.43m x 1.98m
(11'3" x 6'6")

Bedroom 3
4.71m (15'5")
x 4.25m (13'11") max

Landing

Bedroom 4
3.56m (11'8")
x 2.99m (9'10") max

WC
2.63m x 0.90m
(8'8" x 2'11")

Bathroom
2.54m x 2.27m
(8'4" x 7'5")

Bedroom 2
3.56m x 4.23m
(11'8" x 13'10")

Total area: approx. 254.3 sq. metres (2737.5 sq. feet)
Trenchside Cottage, Ravensworth Park

Externally, the property enjoys a lovely private garden site which extends to almost 0.5 acres and offers an abundance of mature planted borders with the addition of a detached coach house/garage. The gardens are mature and fenced, offering lovely open aspect views out over the beautiful surrounding greenery.

Double glazed throughout, with recent oil central heating and offered to the market with no onward chain, this excellent detached home simply demands an early inspection and viewings are strongly advised.

Services | Mains; Electricity | Private Water & Drainage | Oil Central Heating | Tenure; Freehold | Council Tax; Band G | Energy Performance Certificate; Rating D

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