



The Garth

Cleaddon Lane



SANDERSON
YOUNG





The Garth Cleadon Lane

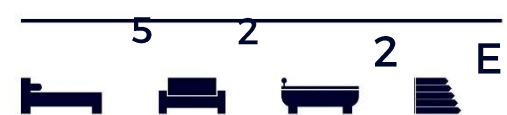
Substantial Victorian Residence Situated within Large Grounds, Offering an Abundance of Period Charm with a Wonderful Full Width Drawing Room, Impressive Reception Hall with Original Stone Fireplace, Kitchen/Breakfast Room, Five Bedrooms, Two Bathrooms, Cellar, Extensive South Facing Lawned Gardens with Summerhouse & Off Street Parking for Multiple Vehicles.

The Garth is a magnificent Victorian mansion house that occupies the western wing of the historic Undercliff Hall which is perfectly placed within the highly regarded and historic Village of Cleadon, South Tyneside. The property is steeped in history with all the oak, including the floors, being from the Spanish Armada.

Cleadon Village, which is perfectly situated offers easy access to well respected shops, outstanding local schooling and excellent amenities, as well as boasting superb transport links to both Sunderland and Newcastle City Centres. The property is also positioned only short walk from the delightful village of Whitburn and the beautiful Seaburn Beach with its lovely seaside walks and excellent restaurants and public houses.

Price Guide:

Guide Price £950,000





Boasting almost 2,700 sq ft of internal living space, the internal accommodation comprises: Entrance vestibule | Inner entrance hall with original wood panelling | Reception/dining hall with original stone open fireplace, large leaded picture window with stairs to both the first floor and cellar | Impressive full width drawing room with decorative ceiling, fireplace and three large south facing windows over-looking the front terrace and gardens | Kitchen/breakfast room with fitted cabinetry, integrated appliances, granite worksurfaces and door leading to the rear courtyard.

The stairs then lead up to the first floor landing with roof light and reading area and onto five bedrooms and two bathrooms | Bedroom one is a large double room with dual aspect windows and exposed beams with fitted storage and fireplace | Bedroom two is another double room with fitted storage and west facing window with open aspect | Bedrooms three and four are smaller double rooms with fireplaces | Bedroom five is currently utilised as a study and is ideal as a single room/nursery.

Externally, the property is accessed via an inviting stone pillared entrance leading to a long shared driveway leading from Cleadon Lane which leads up to the Undercliffe estate.



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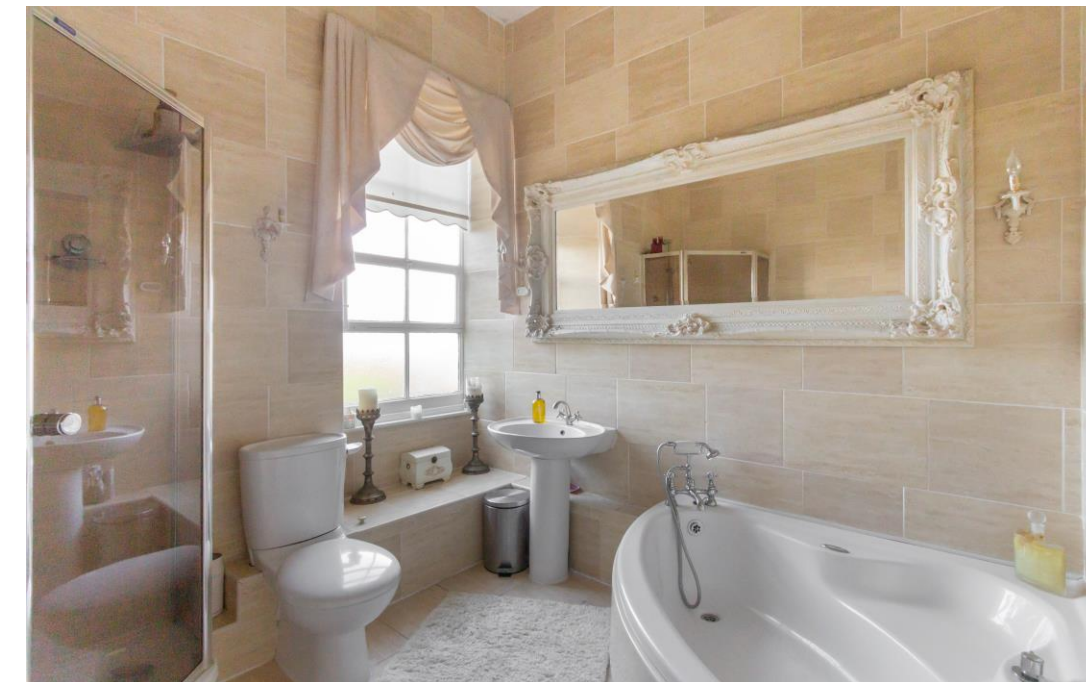
Ground Floor
Approximate Floor Area
(124.87 sq.m)



First Floor
Approximate Floor Area
(124.87 sq.m)



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To the front elevation is a large gravelled driveway that leads up to the impressive stone pillared portico entrance. The front driveway provides ample off street parking whilst to the front of the property is an extensive mature family garden stocked with an abundance of plants, trees and shrubs offering adequate privacy from the outside world.

There is the added benefit of a raised and gravelled patio area that is positioned to the front of the house with beautiful steps leading down to the formal lawns that provide access to the second paved patio/entertaining area that has an in built BBQ area, pizza oven and a large detached wooden summer house which offers a bar area but could be easily utilised as a studio or home office.

The property also enjoys the use of further land which is positioned opposite the property offering additional parking opposite the front driveway for a number of further vehicles should it so be desired. Early internal viewings are deemed essential to fully appreciate the size and wonderful period charm of this substantial Victorian family home.

Services: Mains electric, gas, and water. Private Sewage System |
Tenure: Leasehold | Lease Remaining: 998 Years | Council Tax: Band C |
Energy Performance Certificate: Rating E

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