



ADDERSTONE CRESCENT

Jesmond | Newcastle Upon Tyne



rare!
From Sanderson Young

Adderstone Crescent

Jesmond | Newcastle Upon Tyne | NE2 2HH

This spectacular period residence offers a rare opportunity to secure one of Newcastle's most desirable, detached homes

Price: £5.5 Million

Waitrose 0.3 miles, Jesmond Dene 0.9 miles, Newcastle Central Station 2 miles, Eldon Square 2.1 miles, Newcastle International Airport 7 miles (all distances are approximate)

- One of Newcastle's finest luxury residences
- Magnificent 1920s Art & Crafts style three storey detached house
- The house retains fine original features and presents tremendous architectural style
- Ideally located for access to central Jesmond with its shops and amenities
- Generous west facing rear gardens which back onto the ground of Northumberland Lawn Tennis Club

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ADDERSTONE CRESCENT



DESCRIPTION

5 Adderstone Crescent represents one of Newcastle's finest, detached luxury period homes. This magnificent 1920s Arts & Crafts style, three storey residence represents the very best that is available within Newcastle for luxury private dwellings.

Ideally positioned to the western side of Adderstone Crescent, and one of only five imposing and significant detached houses, this incredible and substantial family home enjoys generous west facing gardens which back onto the grounds of the Northumberland Lawn Tennis Club, ideally placed to provide excellent access into central Jesmond with its excellent shops, cafes and amenities, Jesmond Dene and outstanding independent local schooling.

The property is accessed via secure wrought iron entrance gates that lead through to a beautiful reclaimed cobbled 'in and out' driveway, which allows for secure off street parking for multiple vehicles with a large integral double garage providing secure parking with twin electric roller doors.

The house retains many fine original features throughout and presents tremendous architectural style. The high ceilings, magnificent cornicing and bespoke handmade beautiful oak staircase which was constructed in North Yorkshire by 'Bisca' in 2019, as well as the solid oak panelled doors, solid wood double glazed windows and highly impressive proportions to the principal reception rooms, are all delightful features of this excellent detached home.

The property benefits from a 'fluid automation' zoned heating system, CCTV security and fire alarm systems, and integral 'Sonos' music system in all principal rooms.

The ground floor accommodation comprises: Entrance vestibule leading through to the impressive dual height reception hall with original stained glass picture window, double height

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oak panelled window, beautiful bespoke sweeping oak staircase with hand forged wrought iron railings, ground floor cloakroom, WC and access to the plant room | To the rear of the property is an impressive open plan kitchen/dining/family space which extends into the conservatory with access to the terrace and gardens | The family area enjoys a west facing walk in bay window, again with doors leading out onto the rear terrace and gardens

The kitchen was installed by 'Callerton' Kitchens and offers a large central island with Belfast sink, fossilised granite work surfaces, 'Sub-Zero' wine zoned temperature fridge, fridge freezer, and a 'Lacanche' range cooker | Walk in pantry off the kitchen with utility sink and access to the side of the property | Principal living room and larger (11.5m long) family room are located in the centre of the house | Third reception room to the front of the property, currently utilised as a home gymnasium

The stairs then lead up to the impressive first floor landing with sitting area and give access to three double bedrooms, all of which offer beautiful ensuite bathrooms. All bathrooms are well appointed with both 'Villeroy & Boch' and 'Hansgrohe' fittings throughout as well as underfloor heating | Impressive master bedroom suite also enjoying an extensive dressing room with bespoke fitted wardrobes and a dressing table area | Full length home office with views over the garden and access to a first floor utility room

The stairs then lead up to the second floor | The second of two principal suites is located to the rear of this floor and stretches the whole width of the property with a private lounge area, a beautiful large bedroom, dressing room and a luxury ensuite bathroom with a free standing bath and six person shower/steam room | Second double bedroom suite, again with a generous sitting room and ensuite shower room | The final bedroom has a storage area and ensuite shower room

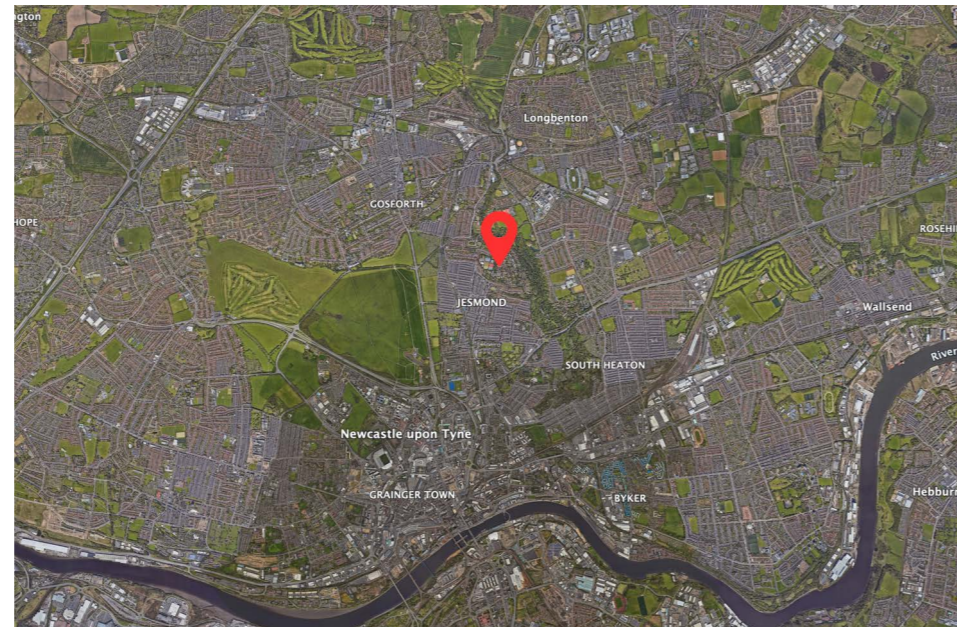
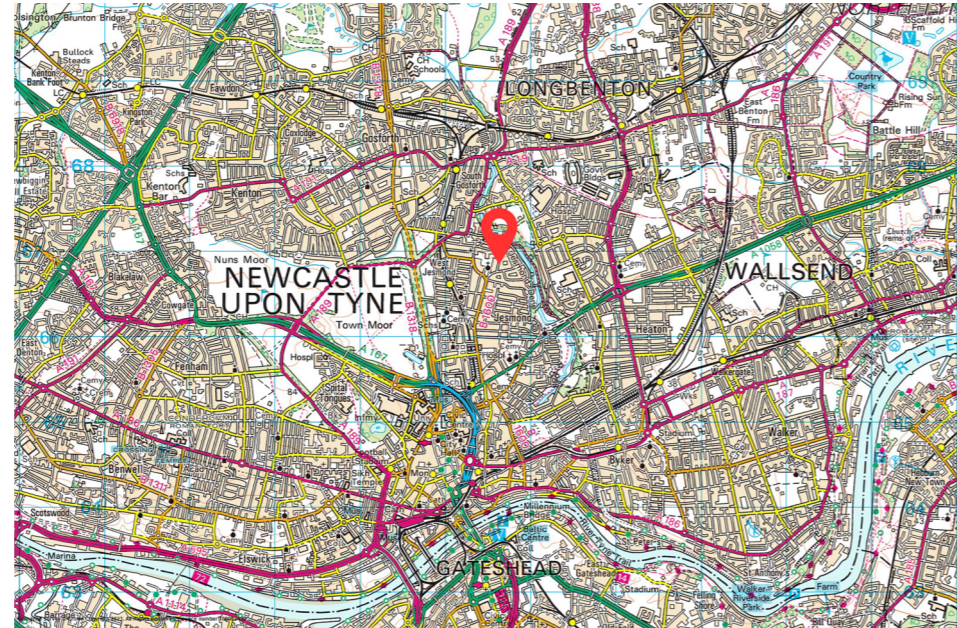
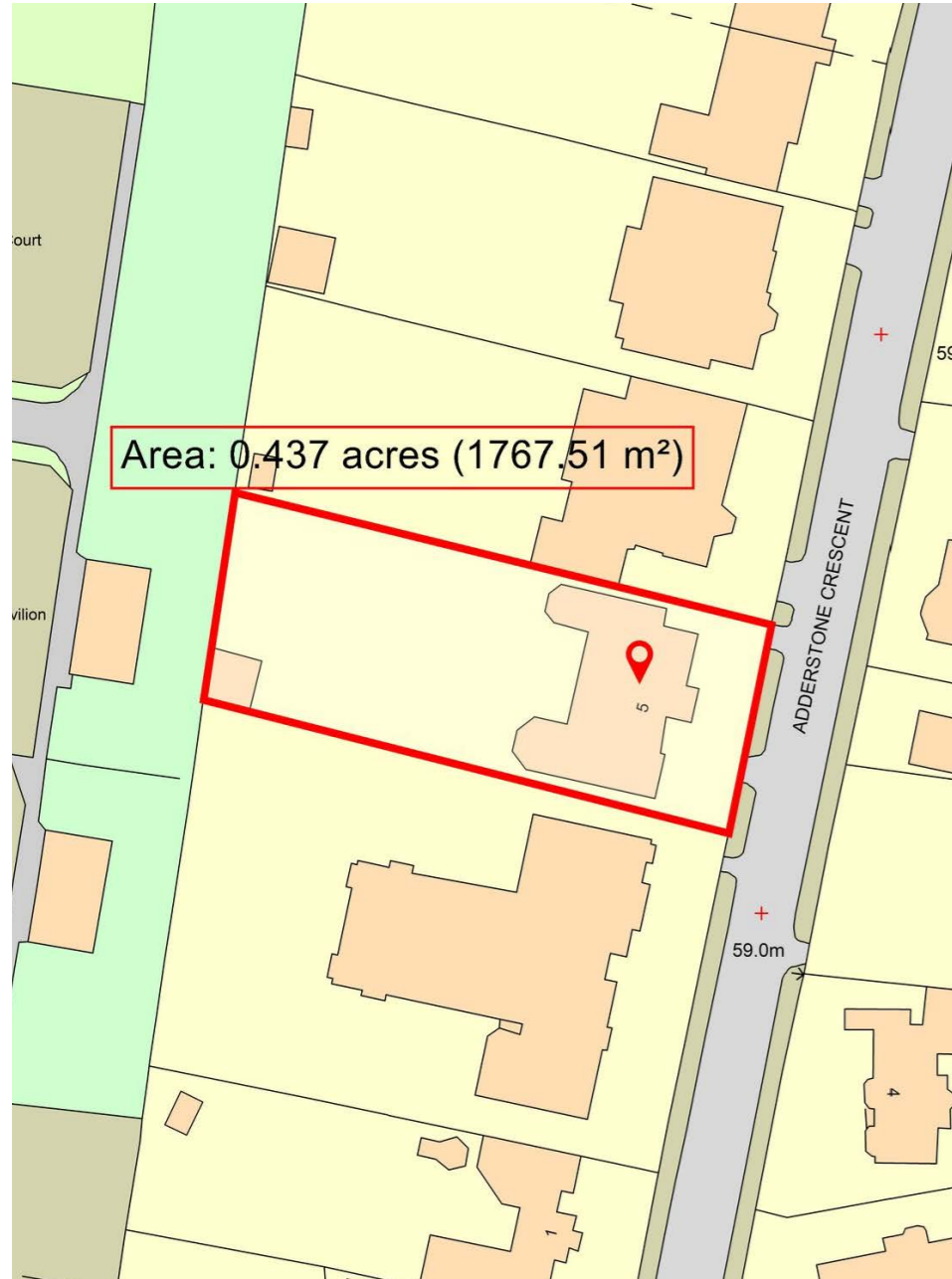
Externally, the large gardens to the rear are west facing and enjoy a great deal of privacy and seclusion with tall mature trees, and walled boundaries with security fencing. The gardens also enjoy paved patio seating areas which are perfect for entertaining or dining al fresco. The former garage, which is situated at the rear of the garden, was converted back in 2019/20 into a home studio/office with new pantile roof with Velux windows, full insulation, electric panel heating and WC.

Services: Mains Gas, Electricity, Water & Drainage | Tenure: Freehold | Energy Performance Certificate: Rating D

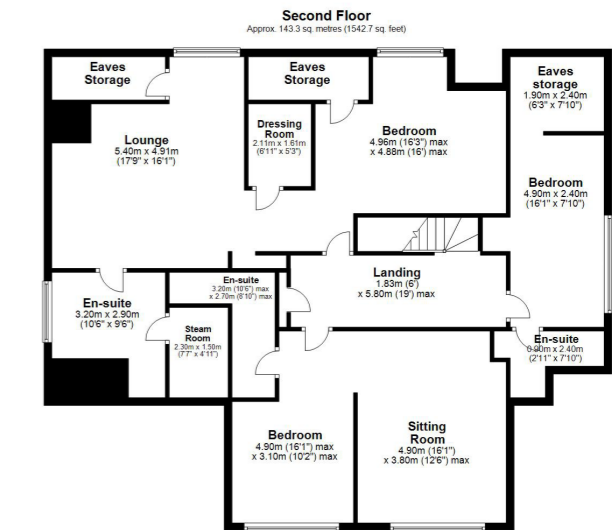
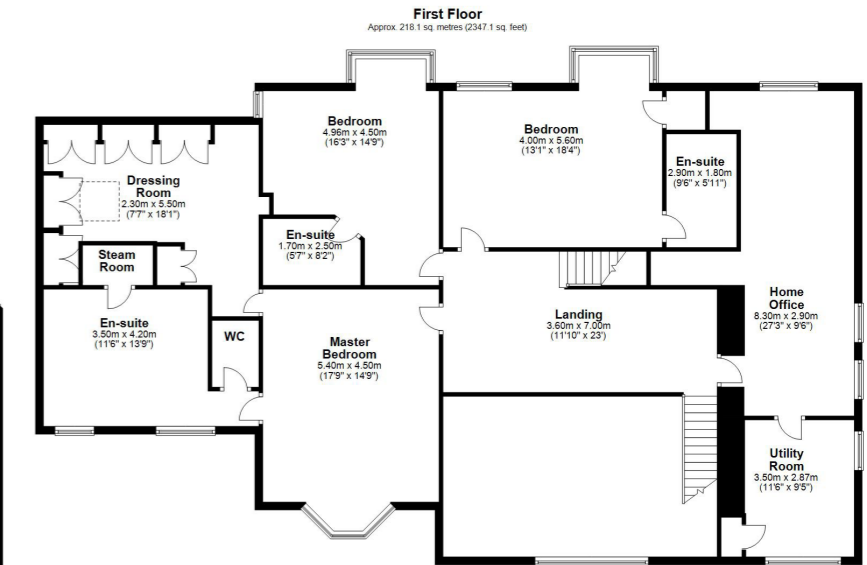
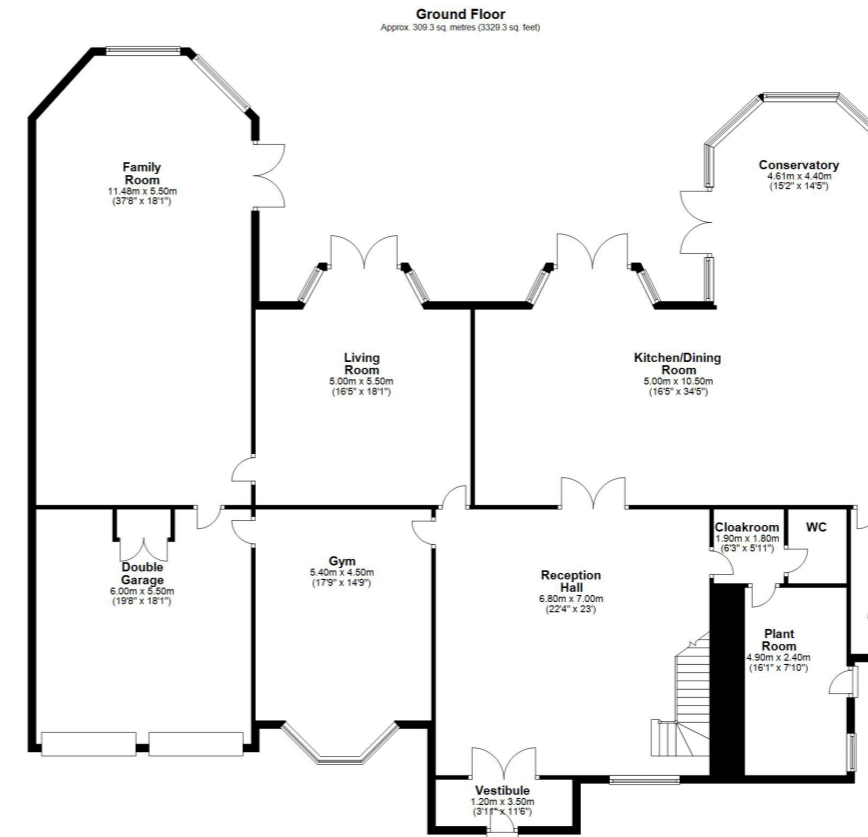




SITE & LOCATION



FLOORPLANS



Total area: approx. 670.7 sq. metres (7219.0 sq. feet)
5 Adderstone Crescent, Jesmond



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