



# HOLMWOOD

Whitburn Road | Cleadon | Sunderland



**rare!**  
From Sanderson Young

## Holmwood

Whitburn Road | Cleadon | Sunderland | SR6 7QS

A stunning family detached residence providing one of the finest homes in South Tyneside

**Guide Price: £3,250,000**

*Sunderland City Centre 3.8 miles, Roker Beach 3.8 miles, South Shields 4.0 miles, Newcastle City Centre 9.3 miles, Newcastle International Airport 16.1 miles (all distances are approximate)*

- Garden site of circa. 1.1 acres
- Fully renovated and refurbished on two occasions since 2001
- Super original three box pony stable, which is used as a general storeroom, working space and hobby studio
- Ideally located for access to Sunderland, Newcastle & South Shields

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## DESCRIPTION

It is our privilege to offer for sale what is undoubtedly one of the finest houses we have had the pleasure of marketing in South Tyneside. This house was originally built in the 1920s and occupies a magnificent, mature and manicured garden site of 1.1 acres.

A very discreet electrically operated set of double gates with intercom system links into the tree lined avenue and driveway, which opens to a circular island courtyard with beautifully prepared topiary borders and fabulous trees, giving good screening and privacy to the site. The house has the benefit of occupying one of the most private and largest garden sites in the heart of Cleadon Village. It enjoys easy accessibility into the local amenities of Cleadon, including the fabulous restaurants and other hospitality businesses.

The house is well linked for Sunderland to the south, Newcastle to the west and South Shields, as well as the metro transport system offering access throughout Tyne & Wear conurbation.

The property was purchased by the owners in the early parts of 2001 and since that time has been renovated, refurbished and improved on two occasions. The initial refurbishment focused on the fabric of the house itself with a new roof, windows and extension being added to the property which are superb. The house has a great deal of style, character and quality, rarely seen in properties in the North of England.

The entrance vestibule leads through into a stunning reception hallway with a Clifford Chapman curved marble staircase leading up to the galleried landing above. Connecting from the hallway is a dining room, a family snug lounge, and an immaculate drawing room, all having fabulous fireplaces. The main lounge also converts into a very impressive, state of the art cinema room with overhead projector recessed into the ceiling, and includes an electrically operated 11ft screen and a Dolby 7.1 surround sound system.





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There is a cloakroom WC leading from the entrance hallway and access onto the family kitchen and entertaining area. The family kitchen includes a beautiful lounge, which has a state-of-the-art media wall with one of the largest available Bang & Olufsen televisions and built-in surround sound speaker systems, which is a stunning feature. The kitchen was designed and fitted by Herrington Gate and includes bespoke handmade cabinet furniture with magnificent built in domestic appliances, with a top of the range refrigeration wall by Sub Zero, including two fridges, 4 pull out freezer drawer units, 2 pull out cooler drawer units, and a glazed front to the dual temperature central wine fridge.

The kitchen features a stunning electric, total control 4 oven AGA, complimented by a range of cooking facilities by Gaggenau, including built-in separate steam/microwave ovens and a coffee making machine.

The kitchen handmade cabinet furniture includes a central island and breakfasting bar, with fabulous contrasting cabinets and worktops with stunning leathered granite.

A family sitting room area leads to a walk-in pantry and the kitchen connects to a breakfasting area with fitted breakfast booth, table, and seating bench's, which all matches the same furniture of the kitchen. It leads on through glazed double doors to the garden and the summer house, as well as the leisure area.

The kitchen also connects through to the side passageway with a cloak room and utility room, which in turn leads into the electric cupboard and the plant room, including the gas central heating system throughout the house, supported by electric underfloor heating in all tiled areas.

The property has the benefit of a four-car garage, which was built in the last 20 years, with a professional working office/studio and private first floor area above, including its own kitchenette. This area could easily be adopted as a private area for relatives. The staircase leads internally in the garage space, which has two large up and over electric garage doors. Part of the garage is currently used as gymnasium.





Returning to the entrance hall, a magnificent staircase leads up to the landing which connects onto the master bedroom suite with beautiful furnishings, fittings and decoration, as well as lighting, including an ensuite walk in dressing room, as well as a state-of-the-art bathroom with beautiful free-standing bath and a separate wet room shower. The whole master suite is stunning.

Two of the other three double bedrooms have ensuite shower rooms with fitted wardrobes.

Separate to the principal house and just over the rear courtyard, is a substantial oak built summerhouse and garden room, which is very large in size and easily accommodates a playroom, games room and entertaining area for the family. It has fabulous views overlooking the south and west facing aspect of the garden and is partially linked to the house by the 8-person hot tub, which has indoor and outdoor television surrounding.

The 1.1 acres of the grounds include a large gardener's store shed and super original three box pony stable, which is used as a general storeroom, working space and hobby studio

Holmwood is a very impressive house with state-of-the-art heating, glazing and beautiful internal decoration. Over the last 20 years within the two renovations, many of the works including the kitchen have been carried out by luxury interior company HerringtonGate.design.

Holmwood is a fine example of some of the best housing available within the North of England and occupying such a privileged site within Cleadon.

**STRICTLY PRIVATE VIEWINGS AVAILABLE BY APPOINTMENT THROUGH SANDERSON YOUNG RARE! ON 0191 223 3500.**





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# FLOORPLANS



Total area: approx. 543.7 sq. metres (5852.2 sq. feet)  
36 Whitburn Road, Cleadon, -





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