



High Gardens

48A Front Street, Whitburn



SANDERSON
YOUNG





High Gardens
48A Front Street, Whitburn, SR6 7JF

An outstanding luxury family home, occupying a wonderful lawned garden site with mature trees, extending to circa 1.25 acres, located in the heart of Whitburn Village and is the youngest home on Front Street, positioned on the largest plot. This special property, which was built in 1999 in an architect designed 'Arts & Crafts' style, offers a great deal of style and character with its wire cut bricks, lovely stone mullioned windows, tall chimney stacks and a beautiful pantile roof.

The accommodation is particularly impressive with a fabulous leisure wing including a swimming pool and changing room, as well as wonderful reception rooms which enjoy views over the gardens. Occupying a privileged position within the village, the entrance is set back from the main road behind the war memorial, under a Grade II listed carriage archway leading to the driveway with parking for multiple vehicles.

The property has been sympathetically built into a delightful walled garden, likely dating back to the late 1700s-early 1800s, and offers an exceptional level of privacy being hidden from Front Street and surrounded at the front by 4m high walls with an electric gated entrance.

Price Guide:

Guide Price £2,500,000









The gardens are particularly impressive with many secret areas including lovely patio terraces, mature trees, beautiful and mature flower and shrub borders, as well as a lovely summerhouse currently utilised as a bar.

Whitburn Village, one of the most attractive and picturesque villages of the North East has been recently voted one of the best places to live in the UK by property experts, Garrington, and is ideally placed close to the shops and amenities of East St, sports facilities, transport links and excellent local schooling. The village is also well placed to give easy access to the delightful Whitburn beach, which is only a short walk away, and perfect for families and dog walking.

The accommodation comprises: Entrance vestibule | Impressive reception hallway with a feature fireplace and bench seating, as well as a staircase leading up to the first floor | Ground floor guest bedroom suite with ensuite shower room, double bedroom and separate WC | Dining room | Magnificent sitting room with Inglenook fireplace and French doors onto the gardens | Family room with feature gas fire, French doors onto the garden and access into the conservatory/garden room | Light and bright garden room | Fabulous handmade painted Alexander Carrick of Corbridge kitchen with white cabinets with contrasting dark blue island units, beautiful granite worktops, large central island, integrated appliances and an electric fired AGA. The kitchen leads into a pantry and an inner hallway and porch | Fully fitted cinema room

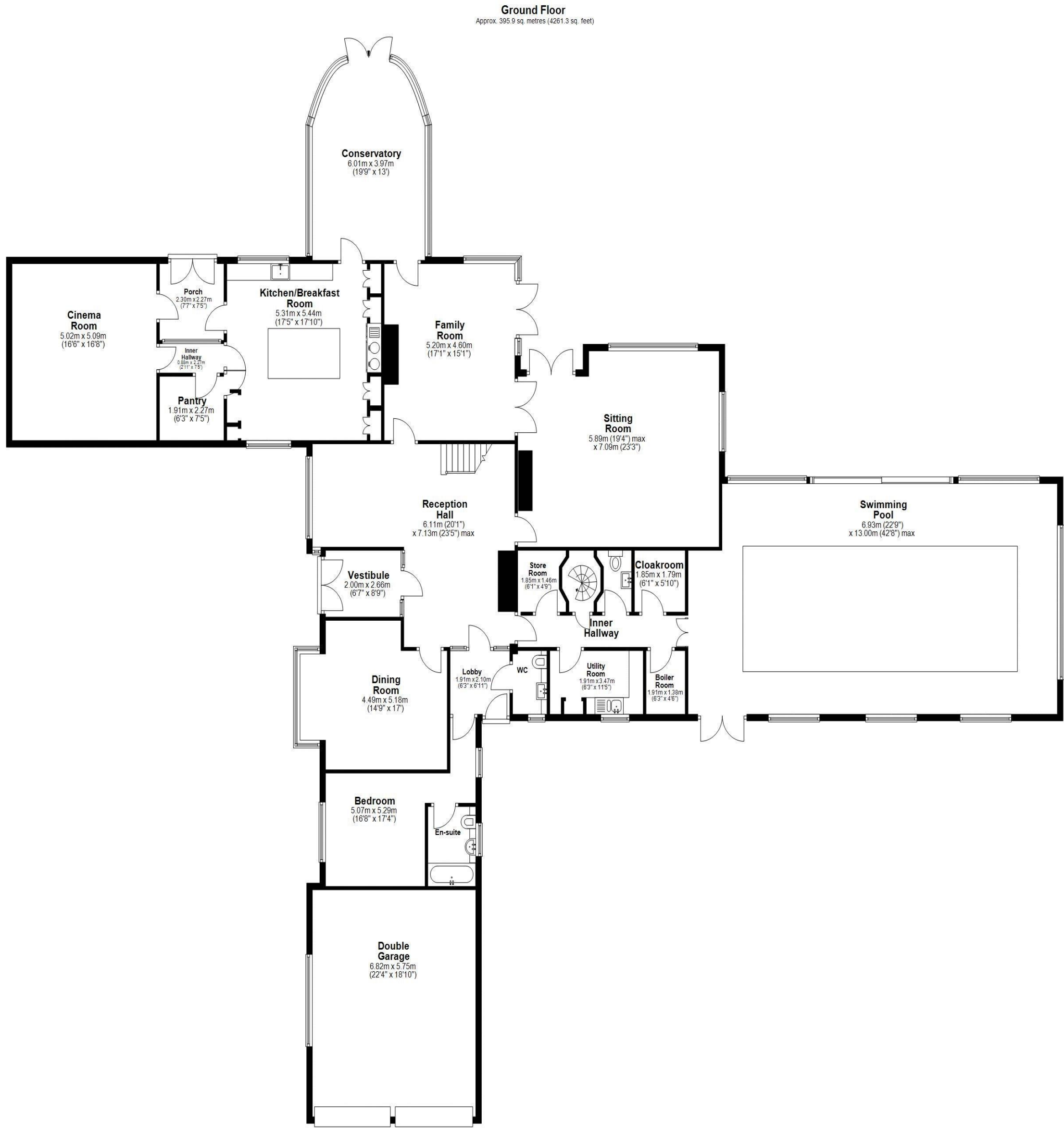


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Total area: approx. 505.1 sq. metres (5436.9 sq. feet)
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An inner hallway leads from the main reception hallway and onto the fabulous leisure wing | Stunning open beamed room with a swimming pool, fully refurbished by award winning pool designer Whitewaters, heated with an air source heat pump. This room offers bi-folding doors opening onto the south facing terrace | Changing rooms | Utility room | Boiler room | Storeroom | WC | Secondary staircase leading up to the first floor.

The staircase leads up to the first floor landing | Principal suite with fitted wardrobes, a separate dressing room and a beautifully fitted ensuite bathroom with walk in shower and free-standing bathtub | Two further double bedrooms with fitted wardrobes and ensuite shower rooms | Fourth bedroom.

Externally, the property is accessed via a lovely archway leading through to a substantial driveway with parking for multiple vehicles | Double attached garage | Beautiful gardens, which are predominantly south facing surrounded by dry stone walls, offer patio seating areas, a summerhouse/bar and a further garden area with a large greenhouse.

This truly special property must be viewed to appreciate the quality of the accommodation on offer and the fabulous gardens that it enjoys.

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



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