



# West Wing, Hedraefield House

Stella Road



SANDERSON  
YOUNG









West Wing, Hedgefield House  
Stella Road, Blaydon-on-Tyne, NE21 4LR

A Substantial Georgian Wing Offering Three/Four Bedrooms, Kitchen/Breakfast Room, Three Reception Rooms, Two Bathrooms, Delightful Roof Terrace & Enclosed Gardens Extending to Approximately 1/3 of An Acre!

Occupying a lovely position down a private road, is this beautifully presented Georgian wing, offering extremely well-maintained gardens to the front and side, as well as delightful interior accommodation, with many original features.

Purchased by the current owners 25 years ago, the property has since been maintained and cared for to an extremely high standard and offers buyers a unique opportunity to purchase this delightful home.

**Price Guide:**

Offers Over £595,000













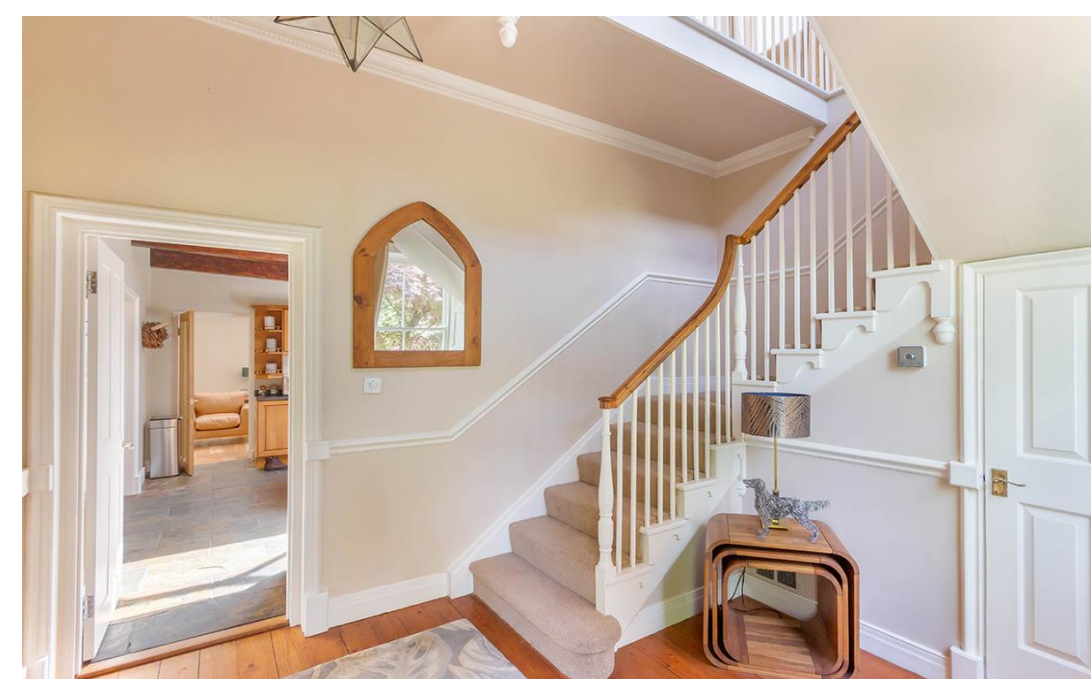
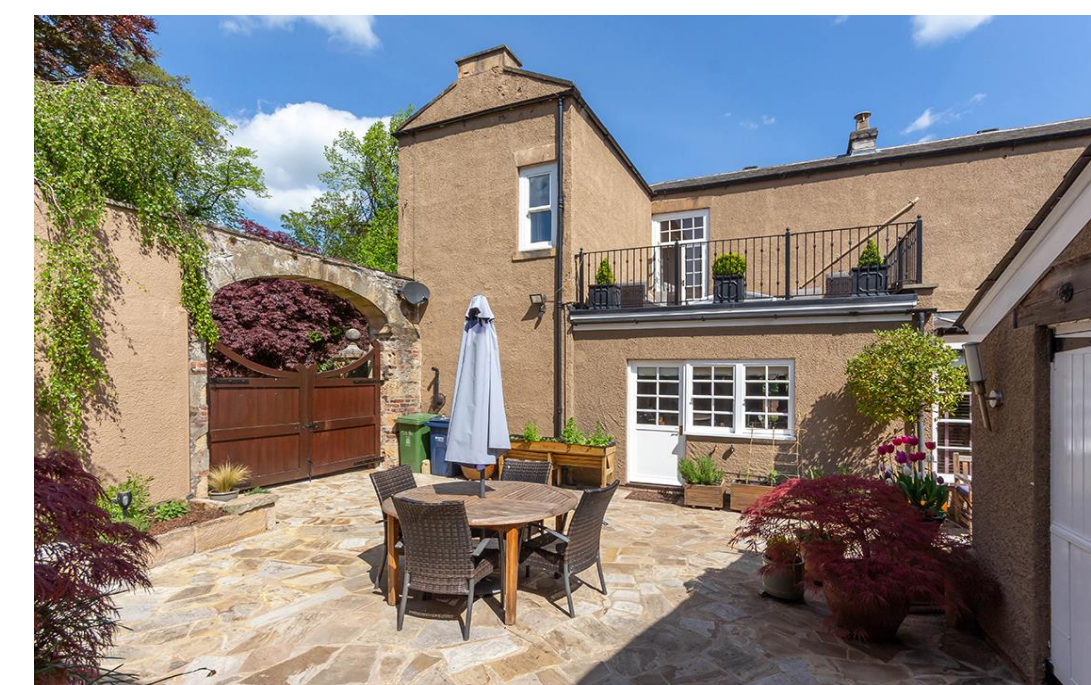


Located between Ryton & Blaydon, the property is ideally placed for access to the shops & amenities within Ryton Village, as well as offering great road links into Newcastle City Centre, the Metro Centre, as well as lovely walks with the nearby Crookhill Park & Ryton Willows.

Offering approximately 2515 sq.ft, the accommodation comprises: Reception hallway with staircase leading up to the first floor | Lovely kitchen/breakfast room with oak cabinetry, granite- effect worktops and a range of integrated appliances and two oven gas AGA. The skylight above provides great natural light. | Sitting room with half-panelling, cornicing and large Inglenook fireplace with log burner and French doors onto the garden | Dining room with half-panelling, two bay seats and a gas fireplace | Study/bedroom four | Conservatory/garden room with recently replaced roof and French doors onto the courtyard.



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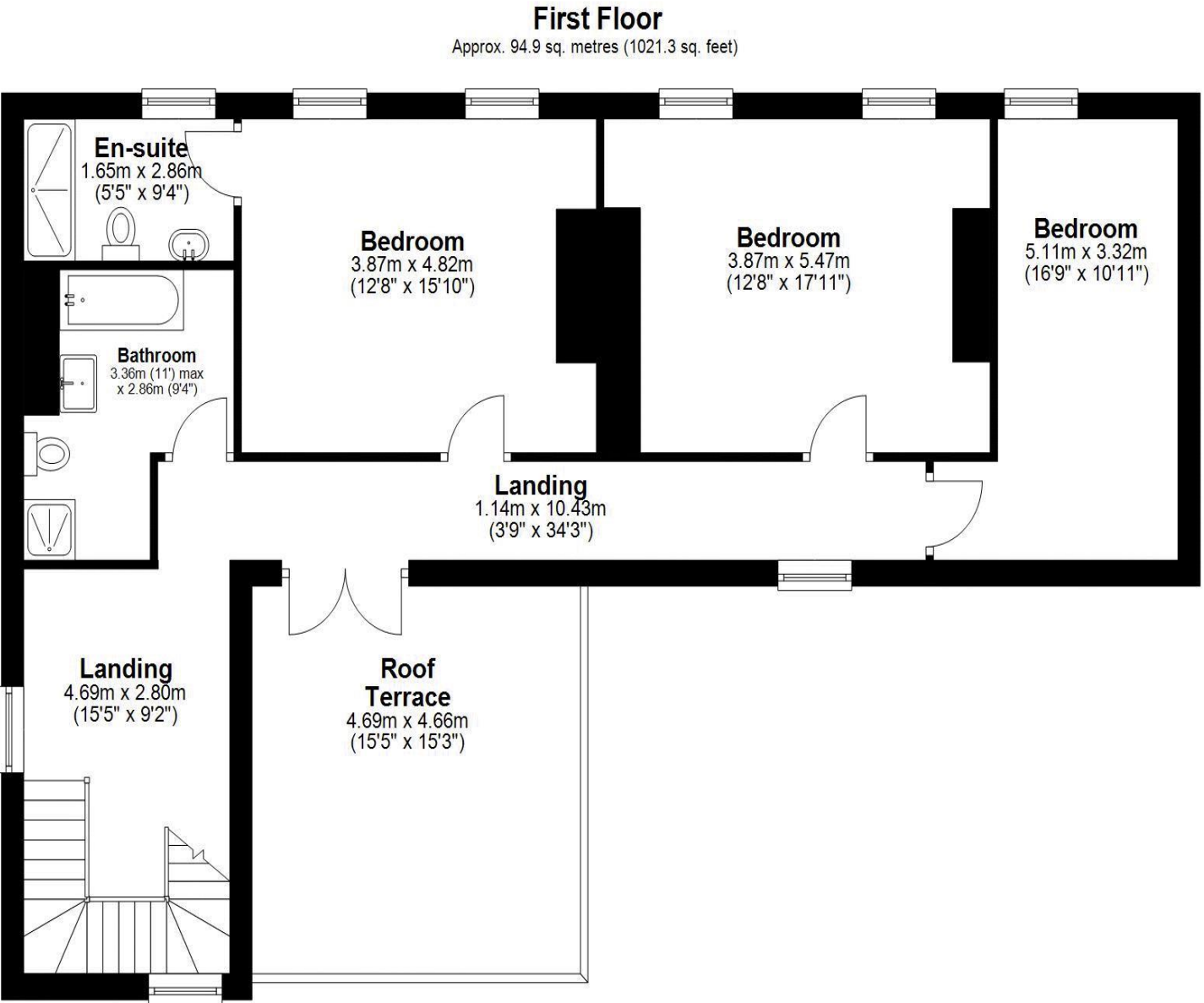
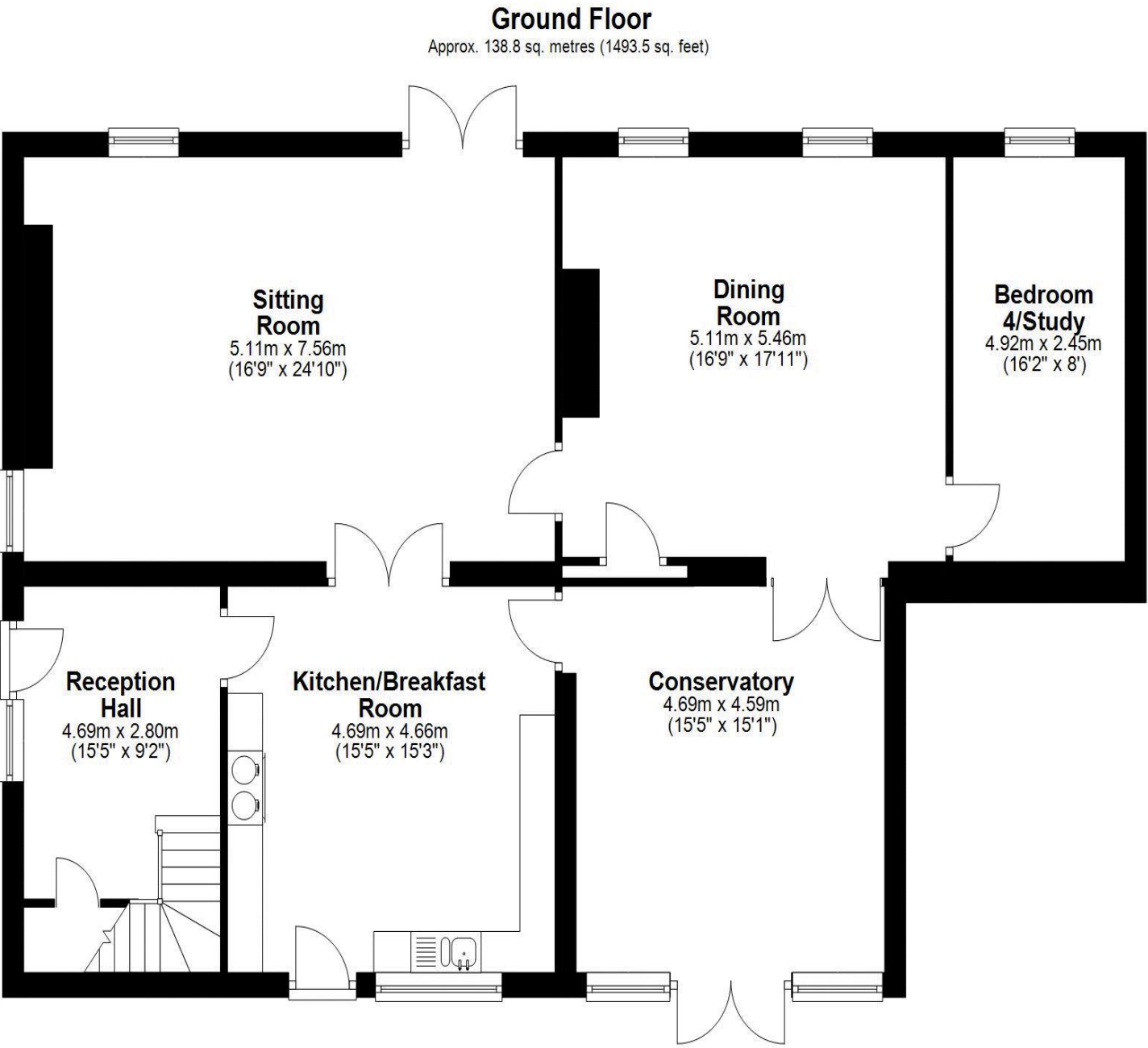












First floor landing | Delightful south-facing roof terrace which is ideal for sitting out in the summer months | Principal bedroom with stylish ensuite shower room | Two further double bedrooms | Family bathroom with four piece suite.

Externally, the property enjoys off street parking for multiple vehicles | South facing rear courtyard, which provides a great suntrap | Detached 1 ½ garage providing useful storage | Extensive front and side gardens with lawned areas, mature well stocked borders, summerhouse and a large retaining wall providing privacy from the road.

A unique opportunity to purchase this Georgian wing for which viewings are highly recommended.

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

Total area: approx. 233.6 sq. metres (2514.8 sq. feet)  
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