



Deacon Cottage, Sunnyside
Price: £1,250,000

Fine
LIVING
From Rook Matthews Sayer

Deacon Cottage,

Sunnyside, NE16 5ER

Price: £1,250,000

Deacon Cottage is a substantial character property boasting an exceptional plot with a magnificent swimming pool and leisure area, equestrian facilities, a detached bungalow in the grounds, garages and outbuildings and adjoining paddocks for grazing. The original property dates back to the 1800's and benefits from beautiful period features. The current owners have extended the property and complimented the traditional style with tasteful modern improvements. Deacon Cottage has four generous bedrooms, a comfortable lounge with study area, a formal dining room, stylish modern open plan dining kitchen with family room, an office, utility room and a garden room. There is an incredible state of the art leisure area with a games room and bar, thermally controlled heated swimming pool with changing rooms, steam room and gym. Externally there is a driveway leading the main house, lovely walled gardens, an allotment with poly tunnel and a separate detached bungalow giving an additional rental income or residence for a family member. There is a detached double garage, a generous detached commercial style storage unit, additional garage and outbuildings including kennels/hen houses, a stable block, outdoor entertainment area with oven and paddocks for grazing giving potential for further development subject to the necessary planning permission. Sunnyside is an excellent location with a selection of primary and secondary schools with 'outstanding' and 'good' Ofsted ratings. Newcastle City centre is only 6 miles away and the Metrocentre only 4.7 Miles making this area ideal for amenities and commuters. A viewing is essential to fully appreciate all this unique property has to offer.



The accommodation comprises of:

- Character property dating back to the 1800's
- Heated pool, steam room and gym
- Leisure room with bar area
- Equestrian facilities and paddocks
- Detached bungalow in the grounds
- Exceptional plot and walled gardens
- Extended by current owners
- Beautiful period features

ENTRANCE PORCH: The property is accessed via a welcoming entrance vestibule with slate tile flooring, exposed beams, radiator, double glazed windows and door to the front and a double glazed sash window to the side.

DINING ROOM 23'3 x 14'5 max into recess (7.10m x 4.42m) The impressive dual aspect dining room has fabulous views over open countryside towards Newcastle. There is a striking inglenook fireplace with a feature log burner and a magnificent glass and chrome solid wood staircase. There is solid wood flooring, double glazed sash windows to the front and side, exposed beams, wall lights, two radiators and a fitted book case.

LOUNGE 14'4 x 35'6 max into recess (14.4m x 10.85m) This comfortable lounge is in the oldest part of the property and has an exceptional feature fireplace creating a fabulous focal point. The lounge benefits from traditional exposed beams, two double glazed sash windows to the front, three double glazed windows to the rear, carpet, two radiators and an opening to the study.

STUDY 5'9 x 6'7 max into recess (1.80m x 2.04m) The study has an attractive single glazed circular window to the front, a single glazed window to the side and carpet.

KITCHEN/FAMILY ROOM 37'1 plus cupboard x 11'6 widening to 18'8 irregular shape (11.30m x 3.54m widening to 5.73m) The luxurious family kitchen with living area is accessed from the dining room and is flooded with natural light through double glazed bi-fold doors, Velux windows and double glazed sash windows to the front and rear. There is ample storage in a selection of fitted wall and base units with granite work surfaces and a counter sunk sink unit. There is an inglenook with feature lighting and space for an oil Aga, exposed beams, space for a fridge freezer and an integrated gas hob, electric oven, dishwasher. This area has a relaxing family area with traditional fireplace and access to the courtyard to the side, laminate flooring, three radiators and a door leading to the side entrance.

SIDE ENTRANCE: This convenient entrance has slate tiled flooring, spotlights, decorative architraves, a feature stone wall and a double glazed door to the side. This area has a storage cupboard and gives access to the kitchen, utility, ground floor w.c and games room.

GROUND FLOOR W.C: There is a push button w.c, wash hand basin, single glazed window to the side, tiled flooring and part tiled walls.

UTILITY ROOM 7'2 x 8'9 (2.19m x 2.71m) A convenient utility area with stairs leading to a store room and office on the first floor. The utility room has wall units, work surfaces, two storage cupboards, space for a washing machine and dryer and laminate flooring.

FIRST FLOOR STORE ROOM 13 max into recess x 11'5 max restricted head height (3.96m x 3.51m) This useful store room has a carpeted area and wood flooring. There is a stone feature wall, two Velux windows, spotlights and a staircase to the office.

OFFICE 17'8 plus recess x 11'9 restricted head height (5.43m x 3.63m) This carpeted office has incredible views over the fields through a double glazed dormer window to the side. The room has spotlights and a door to the loft.

STAIRS TO GAMES ROOM: On the ground floor and leading from the side entrance is a staircase with a double glazed sash window to the side and giving access to the games room.

GAMES ROOM 24'11 plus recess x 15'8 (7.35m x 4.82m) The games room and bar is a spacious room for entertaining guests. The room is well lit with coloured spotlights and has laminate flooring, double glazed French doors to the swimming pool and double glazed French doors and a window to the garden room. In the corner of the games room is a traditional style bar with tiled flooring and a storage cupboard.

GARDEN ROOM 12'6 x 17'9 (3.84m x 5.46m) The garden room has lovely views through the double glazed windows to the front rear and both sides. There is double glazed French doors leading to a courtyard to the side, a stone feature wall, slate tile flooring and a log burner.

SWIMMING POOL 37'9 x 26'7 (11.55m x 8.14m) The property boasts an opulent indoor heating swimming pool area accessed via the games room. The room is temperature controlled, finished to an exceptional standard and benefits from lavish travertine flooring and tiled walls with tasteful murals. There is a

changing area with steam room, w.c, shower and double glazed French doors leading to the garden. This exceptional room has double glazed windows to the front and rear, double glazed French doors to the gym, access to the plant room, spotlights and feature beams to the ceiling.

GYM 11'7 x 13'6 (3.57m x 4.15m) The gym has double glazed French doors to the side, double glazed windows to the front and both sides, carpet, spotlights and a stone feature wall.

MAIN HOUSE FIRST FLOOR LANDING: The first floor landing is accessed via a striking wood and glass chrome staircase. There is a pretty arched stained glass window to the side, and a double glazed window to the side with fabulous views. The landing is carpeted, has two radiators and two double glazed windows overlooking the rear garden.

MASTER BEDROOM 14'8 x 16'8 (4.51m x 5.12m) This comfortable and extremely well proportioned bedroom has an elevated position giving exceptional views over the fields towards Newcastle. There are two circular feature windows to the side, double glazed sash windows to the front and rear, two radiators, carpet and a door leading to the dressing room and en-suite bath and shower room.

DRESSING ROOM: The dressing room has plenty of storage for clothing in a selection of fitted wardrobes with a fitted dressing table, carpet, spotlights and access to the bath and shower room.

EN-SUITE BATH AND SHOWER ROOM: This stylish bathroom benefits from a high quality modern suite comprising of a tiled bath with mood lighting, a double shower enclosure, push button w.c and a bidet. The bathroom has travertine walls and flooring, spotlights, a chrome ladder towel rail and a double glazed sash window to the side.

BEDROOM TWO 14'5 x 18'2 (4.42m x 5.55m) This well-proportioned dual aspect bedroom has fabulous views. There is a double glazed sash window to the front, a double glazed window to the rear, two radiators and a carpet.

BEDROOM THREE 11'11 x 14'5 (3.39m x 4.42m) A light and airy dual aspect room with double glazed sash windows to the front and side. There is a radiator and laminate flooring.

BEDROOM FOUR 10'4 x 10'5 (3.17m x 3.20m) This lovely room has a double glazed sash window to the front, a carpet, radiator and loft hatch.

BATHROOM: The family bathroom benefits from panelled bath, a shower enclosure, push button w.c and wash hand basin inset to a feature vanity unit. There is a ladder towel rail, laminate walls, spotlights and an extractor fan.

DETACHED DOUBLE GARAGE- split into two double garages measuring 20 x 19'1 and 20' x 19'1 (6.06m x 5.82m and 6.06m x 5.82m) There is a detached quadruple garage with two electric roller shutter doors, light and power. The garage is separated into two and has an opening between.

EXTERNALLY: Deacon Cottage is accessed by a driveway with turning circle and occupies a substantial plot measuring approximately 5.4 acres in total including the paddocks. There is a beautiful walled garden with patio area and attached allotment with poly tunnel, a detached quadruple garage, an additional detached garage, a commercial style detached building for storage, car port and range of outbuildings currently being used as hen houses. The property enjoys an outdoor entertaining area with an impressive brick outdoor oven, patio and pergolas. There is an equestrian facility with stable block with access to the paddocks.

TACK ROOM COTTAGE: Within the grounds there is a lovely three bedroom detached single storey holiday cottage. The accommodation briefly comprises of:

ENTRANCE HALL: The hallway has a double glazed door to the front, solid wood flooring, spotlights and a radiator.

UTILITY ROOM 7 x 5'11 (2.13 x 1.56m) A convenient utility area with fitted wall and base units, work surfaces above, part laminate walls and space for a washing machine.

BEDROOM TWO 11'8 x 8'5 plus recess (3.60m x 2.59m) This bedroom has a double glazed window to the rear with great views, carpet and radiator.

BEDROOM THREE 11'6 x 8'3(3.54m x 2.53m) There is a double glazed window to the front, carpet and radiator.

SHOWER ROOM: The shower room has a shower enclosure with jets, a push button w.c, wash hand basin with tiled splash back, spotlights, travertine flooring, an extractor fan and a radiator.

INNER HALLWAY: There is an inner hallway that leads to the lounge, kitchen and master bedroom with solid wood flooring, radiator, spotlights and two double glazed windows to the front.



MASTER BEDROOM 14'11 x 9'3 plus recess (4.30m x 2.83m) The master bedroom has two double glazed windows to the front with incredible countryside views. There is a carpet, two radiators and spotlights.

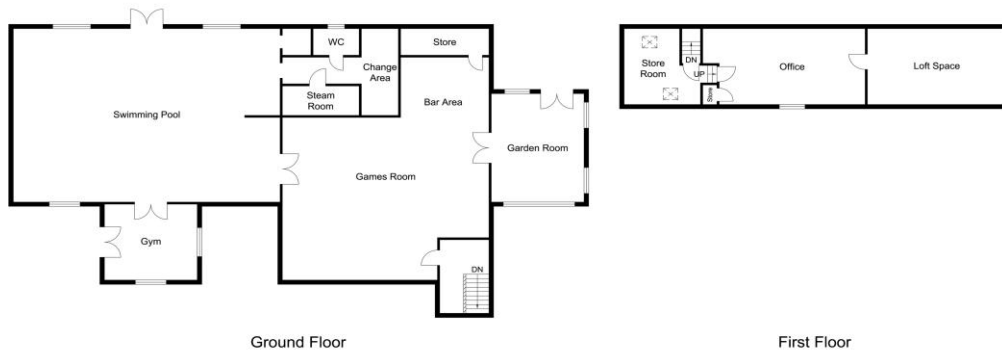
EN-SUITE SHOWER AND BATHROOM: This lovely bathroom has a bath and separate shower enclosure, a wash hand basin, push button w.c, travertine walls and part tiled floor, an extractor fan, coving to the ceiling and spotlights.

BREAKFASTING KITCHEN 15'6 x 11'9 max into recess (4.75m x 3.63m) A stylish modern breakfasting kitchen with fitted wall and base units, wooden work surfaces with splashbacks, a sink unit, electric hob with cooker hood, electric oven, microwave, coffee machine, space for a dishwasher and space for a fridge freezer. The kitchen has an impressive vaulted ceiling with Velux window, spotlights, a radiator, double glazed window to the rear and an opening to the rear hall with space for a dryer and double glazed door leading out onto the decking area.

LOUNGE: 19'8 x 15'7 (6m x 4.75m) There is a wonderful generous lounge with double glazed French doors to the decking at the rear, double glazed Windows to the rear and side, carpet, two radiators, spotlights and wall lights.

EXTERNALLY: The bungalow has a decking area to the rear with exceptional views over the fields towards Newcastle.





Deacon Cottage

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Version 3



Deacon Cottage

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Version 1



Tack Room Cottage

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Version 2

LOCATION

Newcastle international Airport: 12.2 miles

Newcastle City Centre: 7.9 miles

Metrocentre: 5.3 miles

LOCAL AUTHORITY: GATESHEAD COUNCIL

DEACON COTTAGE EPC: D

TACK ROOM COTTAGE EPC: E

COUNCIL TAX BAND: E

AGENT'S NOTES

Care has been taken to ensure that these property particulars are correct but their accuracy is not guaranteed. Rook Matthews Sayer, nor the vendors, are to be liable for the content. They do not form part of the contract. All measurements are approximate – not to scale.

ADDITIONAL SERVICES

Independent Financial Advice | Rental/Management Advice
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