

# The Retreat

3 BURDON PLACE | JESMOND | NEWCASTLE UPON TYNE



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An impressive Georgian property with private gardens  
hidden away in the heart of Jesmond

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Newcastle Central Station 1.8 miles | Newcastle International Airport 6.8 miles  
ynemouth 8.3 miles





## Accommodation in Brief

### Ground Floor

Entrance Vestibule | Hall | Sitting Room | Dining Room  
Kitchen/Breakfast Room | Utility/Laundry Room  
Boot Room/Rear Lobby | WC

### First Floor

Bedroom with En-suite Shower Room | Two Further Double Bedrooms  
Family Bathroom

### Second Floor

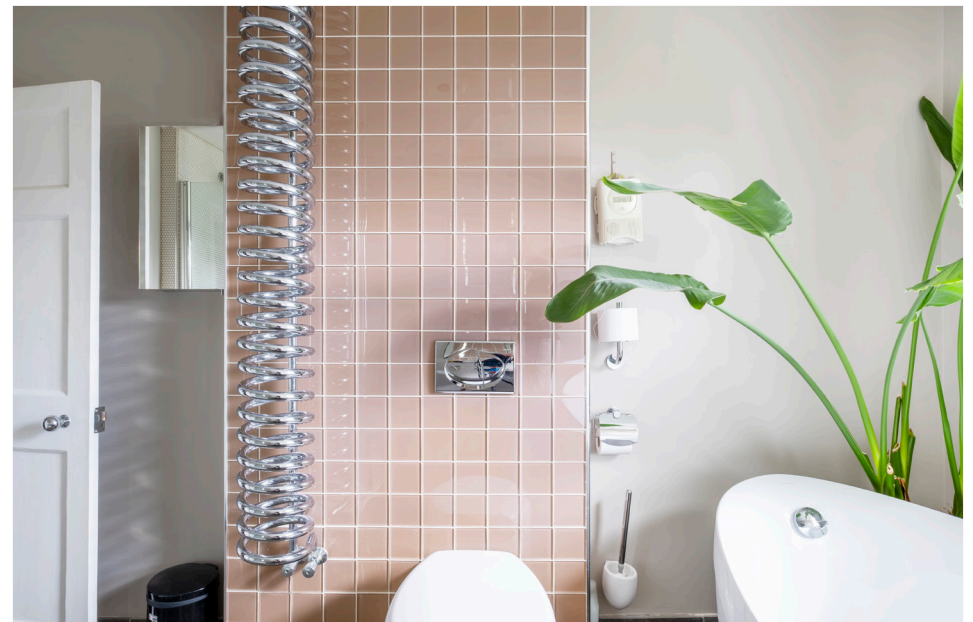
Two Bedrooms | Wet Room | Eaves Storage

### Lower Ground Floor

Teenagers Lounge | Wine Cellar | Storage | Den/Sitting Room

### Externally

Integral Garage & Workshop | Landscaped Gardens | Patio | Fish Pond  
Fruit & Vegetable Gardens | Central Courtyard | Rear Courtyard







## The Property

The Retreat occupies a truly exclusive and private position in the very heart of vibrant and thriving Jesmond. As one of only two fabulous Georgian properties nestled on Burdon Place, The Retreat was built in 1812 and is believed to one of Jesmond's earliest residential properties. The period character of the property is evident from the construction and layout across four floors, while exceptional updates and refurbishment blend with high quality finishes to offer perfect contemporary living space. Original features including cast iron radiators across all four floors are married to luxurious modern touches such as underfloor heating in all bathrooms and the latest in warm white LED ceiling lights. Beautifully presented south-facing gardens provide wonderful outdoor space that is completely hidden away for a remarkable private escape.

The front door is secretly accessed via a delightful cobbled path from Osborne Road leading to this end of terrace property. The door opens to the vestibule and on to a reception hall with a beautiful period staircase connecting to the first and second floor landings above. To the front elevation is the south-facing sitting room with a striking Georgian fireplace with marble surround. An impressive wide sash window boasts original shutters and panelled surrounds, with views taking in the gardens as they stretch away. The dining room sits centrally within the property and also features a marbled Georgian fireplace and another fine sash window with shutters. Both the sitting room and dining room feature gorgeous solid dark cherry wood flooring.



The hall leads onwards to the kitchen/breakfast room, which is comprehensively equipped with integrated Bosch coffee machine, gas hob, oven and microwave, Siemens dishwasher and the very latest Samsung side by side fridge freezer with beverage centre. The black granite worktops support an English oak breakfast bar and both the kitchen and adjoining laundry have solid white marble flooring throughout. The focal point of the kitchen is the two oven AGA, and the kitchen opens via French doors onto a secluded courtyard. To the rear of the kitchen lies the utility/laundry room and a useful boot room/rear lobby provides access to a WC, the integral garage, a further rear courtyard and the private back lane.

The main staircase rises to the first floor and three double bedrooms. All three are light and bright rooms with wide sash windows; the two larger bedrooms feature period fireplaces, whilst the third has a superb en-suite bathroom with walk-in shower and the highest quality bathroom fittings. There is a family bathroom with Villeroy & Boch Aveo suite comprising slipper bath, walk-in shower and exquisite Italian glass mosaic tiling.

The staircase continues to the second floor where there are two further bedrooms of good size with dormer windows. These bedrooms are served by a wet room bathed in light from a Velux window. All bathrooms have luxurious underfloor heating and numerous heated towel rails.

To the lower ground floor of the property is "The Bunker", a reminder of the history of the property that hosts a 150+ bottle wine cellar and integrated storage area. The Bunker is currently configured as a teenager's lounge and den, with a window to the front overlooking the patio terrace.









## Externally

The Retreat lives up to its name to offer an idyllic escape within steps of all amenities in bustling and exciting Jesmond. The south-facing front patio extends to a sweeping manicured lawn, flowing onwards to an enchanting fruit and vegetable garden which creates a truly tranquil setting. The elegant patio area has lots of space for outdoor dining and entertaining, with a charming fishpond to one corner. There are two stellata magnolias, a large soulangeana magnolia, bay and holly trees as well as wisteria and clematis climbers. The lawn is lined by bountiful apple trees and the vegetable garden enjoys a backdrop of mature rhododendrons, clematis and hydrangeas. The front of the house is covered by two mature Virginia creepers to the extent that the whole of the property provides a beautiful oasis of colour throughout the spring, summer and autumn.

To the rear of the property there are three car parking spaces in the shared private back lane and access to the large single garage with workshop, shelving and mezzanine storage. The open rear courtyard provides access to the lane.





## Local Information

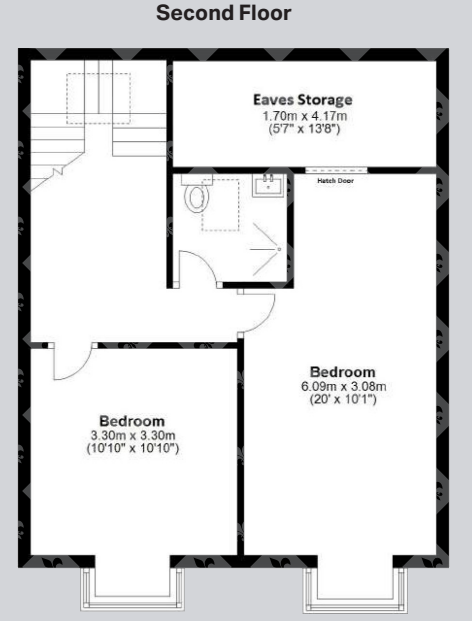
Jesmond is a sought-after, affluent and thriving residential area of Newcastle located to the east of the city centre. There are excellent local transport links, and the property is just a short walk from the shops, restaurants and cafés of Jesmond and Newcastle. Osborne Road is a vibrant hub for boutique shops, dining and nightlife, whilst Jesmond Dene Park offers tranquility in the heart of the city. There is a fantastic range of dining venues close by including the Michelin starred restaurant House of Tides on the Newcastle Quayside.

Newcastle city centre is only a short walk away, providing a comprehensive range of professional services, large supermarkets, a range of shops, restaurants and entertainment, along with a host of cultural opportunities, including theatres, museums, cinemas and sporting clubs.

For schooling, there are local primary and secondary schools, including several private day schools in Newcastle. Newcastle is home to two highly regarded universities; Newcastle University and Northumbria University.

For the commuter, the property is well located for easy access to Newcastle City Centre and Newcastle International Airport. There are excellent bus services and the rail station in Newcastle provides main line connections to major UK cities north and south.

# Floor Plans



Total area: approx. 287.6 sq. metres (3095.5 sq. feet)

## Directions

Travelling from the north on the A1, exit at junction 76, take the City (West) exit and head east onto Stamfordham Road. Continue on this road following signs for City Centre onto the A167. Stay on the A167 for 2 miles as it becomes the A167(M) signposted City Centre East & South. Move into the left lane and take the A1058 exit signposted Jesmond and Tynemouth. On joining the A1058 take the next left turn at the traffic lights onto Osborne Road. After 0.3 miles, the gate leading to the footpath to the front door is on the right-hand side. A few yards beyond is the back lane to the property.

Travelling south on the A1, exit at junction 77 and follow the A167 signposted City Centre.  
Follow the A167/A167(M) to the A1058 and follow directions as above.

Google Maps

what3words



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## Wayleaves, Easements & Rights of Way

The property is being sold subject to all existing wayleaves, easements and rights of way, whether or not specified within the sales particulars.

## Services

Mains electricity, gas, water and drainage. Gas-fired central heating.

Postcode

NE2 2AQ

Council Tax

Band F

EPC

Rating F

Tenure

Freehold

## Viewings Strictly by Appointment

T: 01434 622234

E: corbridge@finestgroup.co.uk





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**Finest Properties**

15 Market Place | Corbridge | Northumberland | NE45 5AW

01434 622234

corbridge@finestgroup.co.uk

**finestproperties.co.uk**

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