



rare! From Sanderson Young



**Glenbrae**  
Jesmond Park West, Newcastle



Guide Price £3,500,000

Glenbrae provides a stunning luxury mansion house, set back from Jesmond Park West, with gardens backing on to the conservation area of Jesmond Dene. The property was purchased by the current owners in 2012 and from that time has been extensively rebuilt, renovated, refurbished and improved to a very high standard with international suppliers and the highest quality of workmanship. The house occupies a magnificent garden site with a modest approach and gated entrance leading to the driveway which passes a gate lodge and leads down to the private courtyard of the house itself which has extensive parking facilities as well as a large double plus garage. The rear of the house screens and protects its private gardens which are laid out with open lawned areas and steps leading down from the stone retaining wall to the lower garden adjacent to Jesmond Dene with its mature trees and shrubs. The property has a very impressive and enviable location which enjoys immediate accessibility into Newcastle city centre via the Cradlewell Bypass and Jesmond's own cosmopolitan arrangement of retail facilities and transport links as well as excellent schooling.

Glenbrae is a very unique and impressive mansion house which has been superbly renovated to an extremely high standard with state of the art fittings, beautiful lighting and sound system as well as intelligent wiring; its very tasteful interior reflects the workmanship of London and international designers. A very early inspection and viewing of this property is recommended to avoid later disappointment.

Stunning reception hall with double height void and fabulous bespoke staircase curving around to create a lovely galleried landing above with great natural light from the roof void and windows, the stunning lighting and flooring complement this light and open space with beautiful doors leading off to ground floor accommodation | Magnificent kitchen/breakfasting room, located to the centre of the house, with fabulous handmade furniture and bespoke cabinets, top of the range integrated appliances, an AGA and a stunning large marble central island and workspace providing a day to day family area with stools; the handmade furniture is delightful and includes a beautiful display and drinks cabinet. The rear of the kitchen opens to provide a breakfast area with folding doors opening to the gardens, and an orangery which provides an ideal living space with great natural light from its roof lantern windows as well as folding doors leading to the gardens. The third space from the kitchen is created to the south west corner and leads into a playroom or a formal dining room, depending on how people would like to use this space | A number of utility and storage areas as well as useful workspaces and a separate cloakroom/wc giving access into the basement and double plus garage with its own separate store room and workspace | Stunning cinema room accessed via a cleverly concealed door leading from the orangery and sun lounge | Second sitting room/bar with separate wc | Attractive snug and general storage area | First floor: master bedroom suite with beautifully equipped and fitted dressing room with high quality furniture, separate bathroom with stunning bath and shower as well as beautiful interior design and decoration. The bedroom lies adjacent to a second dressing room and the suite has its own private corridor and private balcony and veranda with wrought iron railing surrounding, ideal for the summer months and early evenings | Two guest bedroom suites, both with en suite luxury shower rooms, fitted wardrobes and storage areas | Large gym with mirrored walls and media system | Second floor: two guest bedrooms, both with en suite shower rooms and storage facilities, and a useful luggage room; the guest bedrooms would be ideal for teenagers

Services: Mains gas, electricity, water and drainage | Tenure: Freehold | Council Tax Band: H | EPC Rating: C





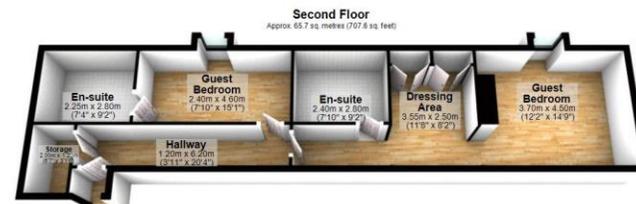
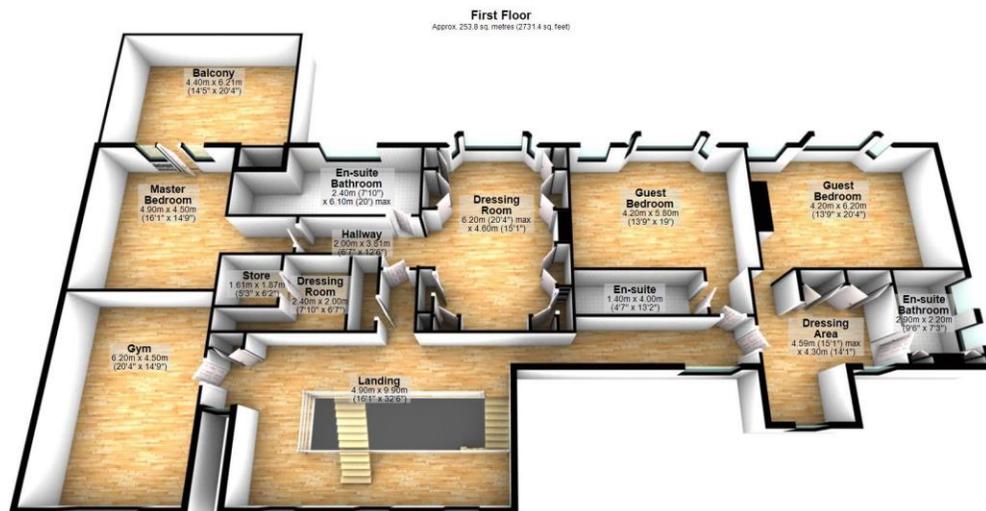












Total area: approx. 753.6 sq. metres (8111.3 sq. feet)  
Glenbrae, 11 Jesmond Park West, Newcastle Upon Tyne



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