

ENNERDALE

Clayton Road | Jesmond

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Clayton Road | Jesmond | Newcastle upon Tyne | NE2 1TL

Set within the highly regarded South Jesmond Conservation Area, this attractive Victorian townhouse combines the charm and character of its period architecture with a high standard of contemporary finishes throughout

Price Guide: Offers Over £1.495 Million

Jesmond Dene 0.7 miles, Newcastle City Centre 1.1 miles, Newcastle International Airport 6.8 miles (all distances are approximate)

- Exceptional five-bedroom Victorian townhouse arranged over three spacious and versatile floors
- Beautifully appointed interiors combining elegant period features with high quality contemporary finishes
- Bespoke Mowlem & Co kitchen with Lacanche range cooker, central island and excellent storage
- Private south-facing walled garden, gated parking for up to three cars and detached garage with EV charging
- Highly desirable Jesmond location, close to Jesmond Dene, the city centre, universities and excellent transport links

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From Sanderson Young

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Offering five bedrooms, generous and versatile accommodation arranged over three floors, a south facing walled garden, gated parking and a detached garage with EV charging point, this delightful family home occupies an enviable position close to the very best that Jesmond and Newcastle have to offer.

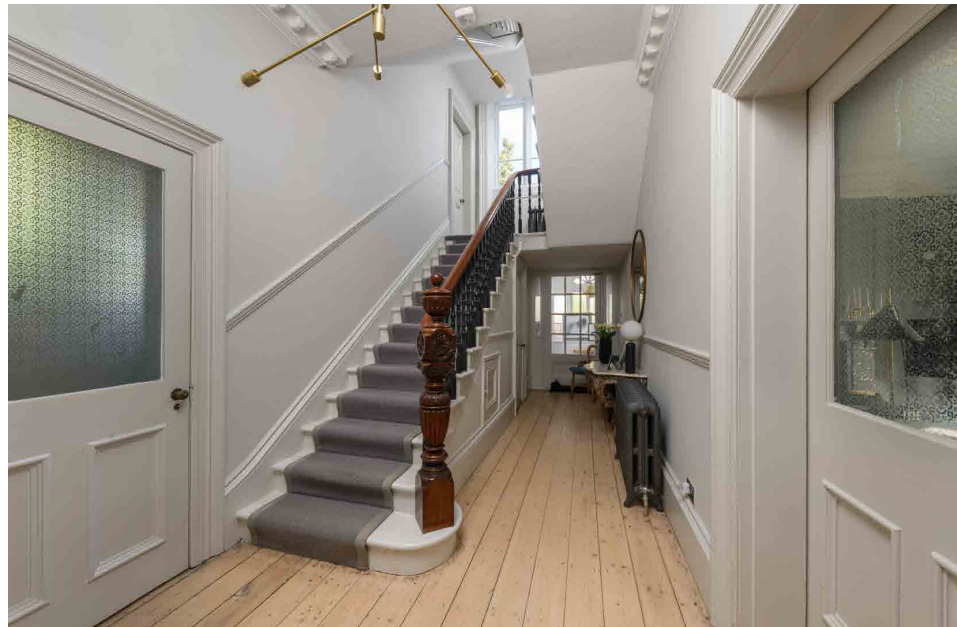
From the moment of arrival, the property has a lovely sense of character. The attractive Victorian façade opens into an elegant entrance hall, where timber floorboards, leaded stained glass, refined plasterwork and traditional cast iron radiators. The accommodation is beautifully proportioned throughout, with tall ceilings, ornate cornicing, sash windows and original fireplaces providing an impressive backdrop to a series of carefully considered modern improvements.

The principal reception rooms are particularly impressive. The bay fronted sitting room provides an elegant room, with ornate cornicing and wall panelling framing a feature marble fireplace incorporating a Chesney wood burning stove. Opposite, the formal dining room offers similarly graceful proportions and an abundance of period detail, with stripped timber floorboards and a handsome stone fireplace. Glazed doors open directly onto the rear terrace, creating a wonderful connection between the interior and the garden and providing an idyllic setting for entertaining.

At the heart of the home is a beautifully appointed bespoke Mowlem & Co kitchen, designed with both everyday family life and entertaining in mind. Painted cabinetry is complemented by a substantial central island, while a Lacanche range cooker is elegantly positioned within a chimney style recess lined with hand finished tiles. Full height cabinetry provides excellent storage and larder space, with an adjoining utility room discreetly accommodating laundry facilities and additional appliances. A newly installed cloakroom, finished to an equally high standard, completes the principal living accommodation on this level.



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The upper floors provide an excellent arrangement of bedroom accommodation. The first floor is home to two substantial double bedrooms, both enjoying peaceful views over the rear garden and featuring elegant marble fireplaces. The principal bedroom is further enhanced by a luxurious newly completed ensuite bathroom, with marble tiling, a freestanding copper bath, generous walk in shower and traditional brassware. A beautifully appointed family bathroom is also positioned to the first floor, finished in marble and featuring a classic roll top bath and spacious walk in shower.

The second floor provides three further double bedrooms, which could equally accommodate guests, children, a home office or additional recreational space. A stylish shower room offers a marble tiling, roof lights and elegant brass fittings. All three bathrooms benefits from underfloor heating.

The property has also been thoughtfully enhanced with modern technology, including discreet CAT6 cabling providing high specification hardwired network access throughout the house, together with a comprehensive CCTV and alarm system.

Externally, electric gates open onto a gravelled driveway providing parking for up to three cars. A detached garage, complete with EV charging point, is currently configured as a superb home gym with power and lighting, although it could readily be returned to its original use or adapted as a workshop or additional storage space. An external entrance also provides access to a generous cellar, offering excellent storage and potential for future use, subject to any necessary consents.



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To the rear, the south facing walled garden is a particular feature and provides a rare sense of privacy and seclusion in such a convenient city location. A paved terrace leads directly from the dining room and is an exceptional space for outdoor dining and entertaining. Beyond, a lawned garden is framed by mature trees, established hedging and richly planted borders, providing a wonderful combination of privacy, greenery and seasonal colour. The garden enjoys an excellent southerly facing aspect, which benefits from the sun throughout the day, while a side porch provides a practical secondary entrance for everyday family life.

Located in Jesmond, one of Newcastle's most desirable residential areas, the property is ideally placed for a wide range of independent shops, cafés, restaurants and leisure facilities, with Jesmond Dene also close by offering beautiful walks and green space.

Newcastle city centre is readily accessible, providing an excellent choice of shops, restaurants, professional services and cultural attractions, while Newcastle and Northumbria Universities and a range of highly regarded schools are also within easy reach. For commuters, Jesmond benefits from three Metro stations and excellent bus services, with Newcastle Central Station and Newcastle International Airport also readily accessible.

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



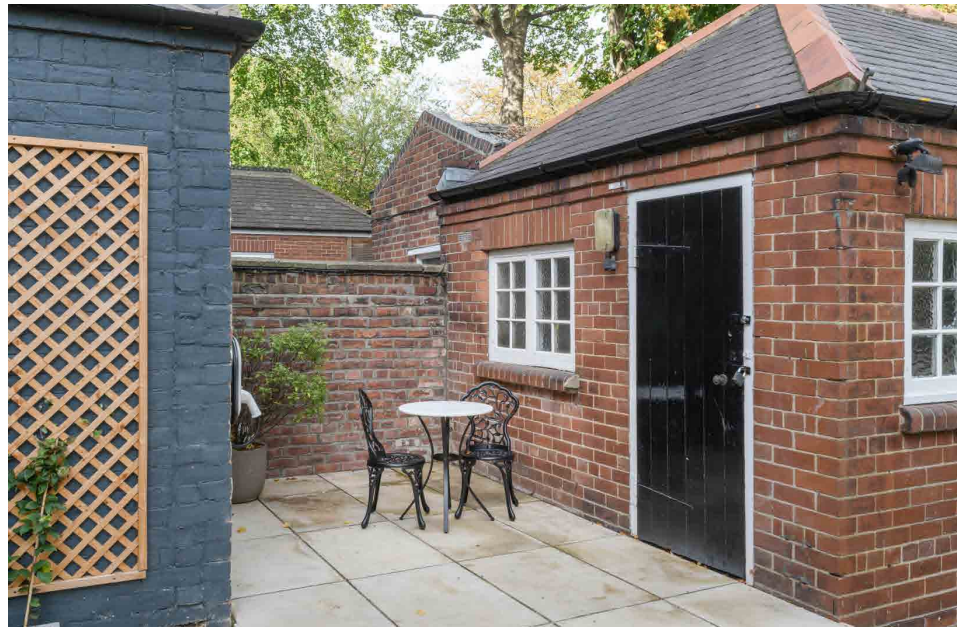


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Total Area approx: 325.42 sq. m (3502.83 sq ft.)







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