



# BIRCHOLME

Durham Road | Low Fell | Gateshead





# Bircholme

Durham Road | Low Fell | Gateshead | Tyne And Wear | NE9 5BL

A fabulous stone built detached house, renovated and significantly remodelled to a very high standard

**Offers Over: £1.65 Million**

*Saltwell Park A Stones Throw, Newcastle City Centre 2.7 miles,  
Newcastle International Airport 9.5 miles (all distances are approximate)*

- Stunning architect designed extension with glazed atrium
- Many original features & beautiful interior design
- Planning permission to convert the triple garage into a leisure wing
- Mature gardens & grounds extending to 0.9 acres

**rare!**  
From Sanderson Young

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DESCRIPTION:

Birchholme is a fabulous, stone built detached house enjoying beautiful, mature gardens and grounds extending to 0.9 acres. Purchased by the current owners 12 years ago, the property has been renovated and significantly remodelled to a very high standard including an architect designed extension with a glazed atrium and double height voids providing tremendous natural light. In addition, planning permission has been granted to convert the large, stone built triple car garage, currently accommodating the gymnasium, into a leisure wing along with further accommodation.

This magnificent home, which is nearly double the size of the original house, is presented to an extremely high standard with many original features including tall ceilings, feature fireplaces, beautiful interior design and accommodation comprising:

Ground Floor: Fabulous panelled door leading into a highly impressive reception hall with fireplace, panelling and a curved sweeping staircase | Drawing room with fireplace with tiled insert, and dual aspect including a lovely bay providing views over the gardens | Family reception room with fireplace, built in shelving and storage to the alcoves, and views over the gardens | Open plan library with bespoke bookcase, leading onto a triple aspect garden room with doors to the grounds | Highly impressive family kitchen, sitting room and dining room with access to the gardens and constructed to a beautiful standard with oversized windows and doors with electrically operated shutters and blinds, as well as a central glazed atrium which gives tremendous natural light | The kitchen itself is fitted with bespoke cabinets, integrated appliances, a range cooker and a central island | Large utility and laundry room | Cloakroom WC | Rear entrance hall





BIRCHOLME



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First Floor: Principal bedroom suite with private balcony, fully fitted walk in dressing room and a magnificent en suite bathroom/wc with slipper bath, twin basins and a walk in shower | Two further bedroom suites, both with high quality wardrobes | Family bathroom/wc with free standing bath and walk in shower

Second Floor: Split level landing leading to a professionally fitted study | Three further double bedrooms, one with en suite shower room/wc | Second family bathroom/wc with free standing bath and walk in shower

Externally: Birchholme is accessed via an electronic entrance gate with intercom system, leading to a substantial circular turning area, providing parking for multiple vehicles. The gardens and grounds surrounding the property include many terraces and sitting areas, ideal for al fresco dining, well stocked borders, private walkways, gently sloping lawns, mature trees providing privacy and beautiful external lighting.



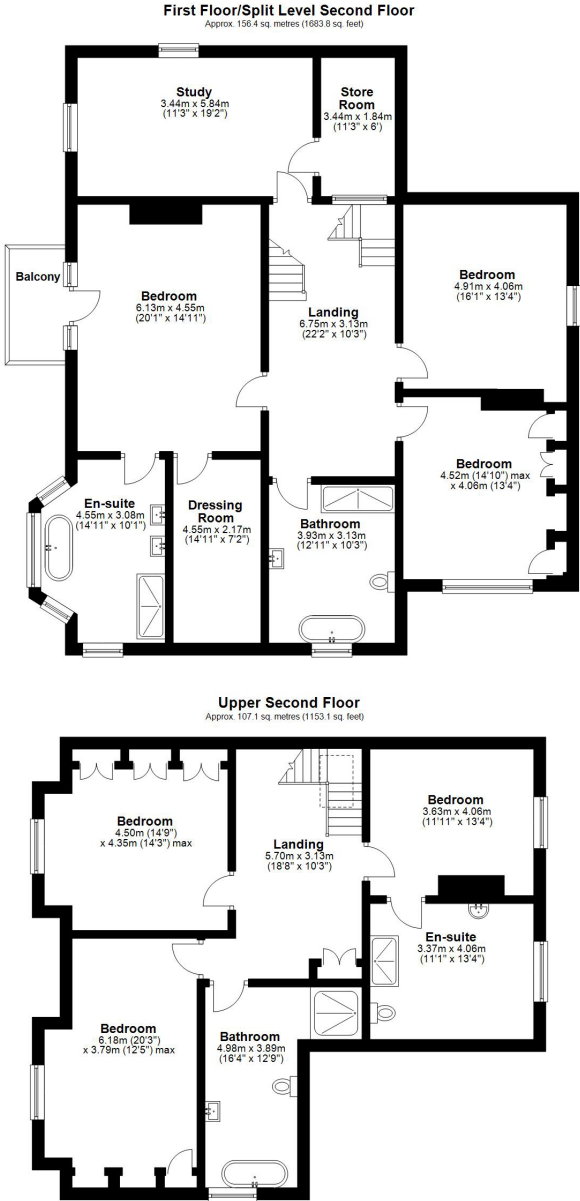








Total area: approx. 523.0 sq. metres (5629.7 sq. feet)  
Birchholme, The Drive, Low Fell

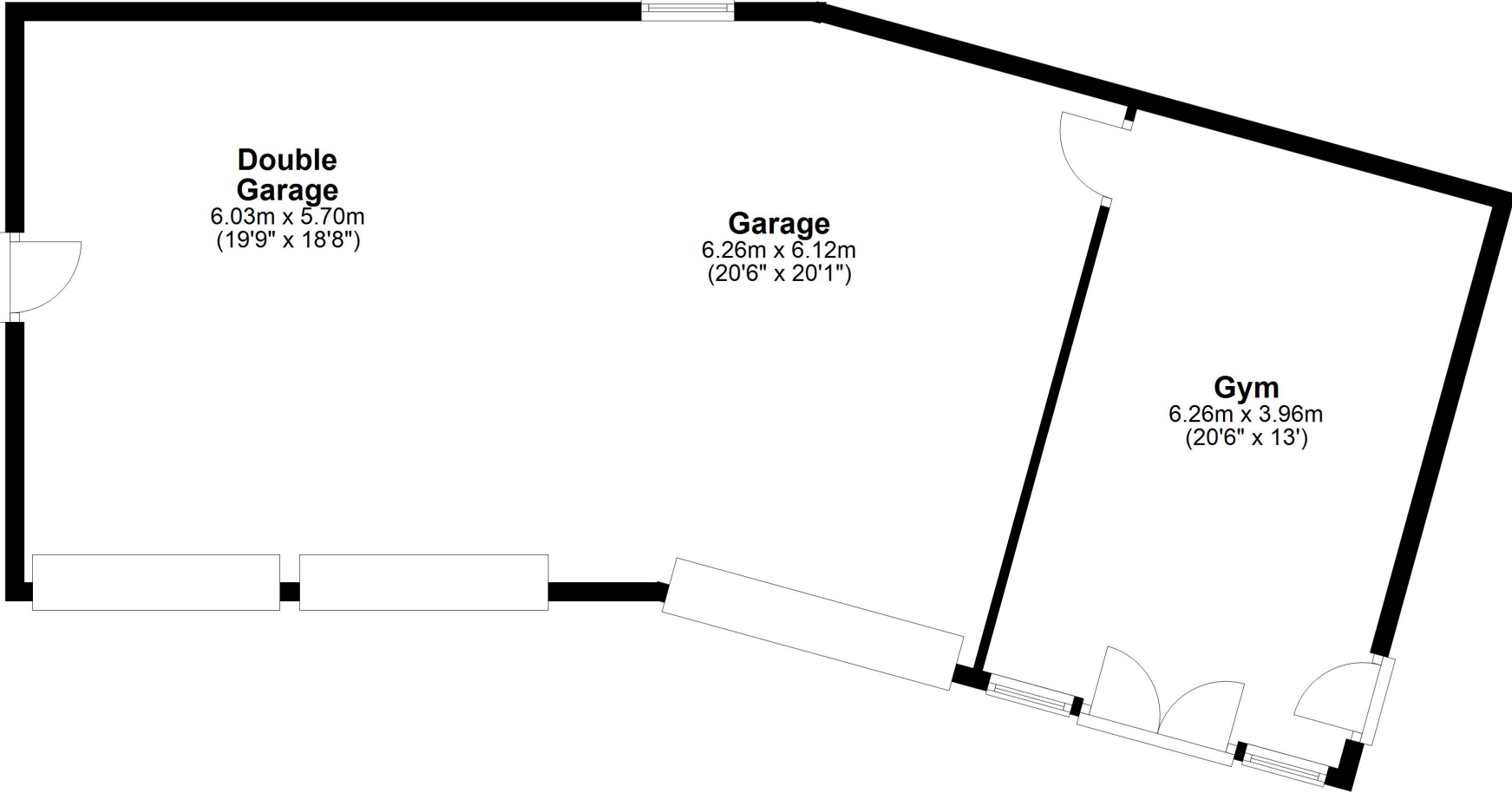




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Ground Floor

Approx. 93.4 sq. metres (1005.8 sq. feet)



Total area: approx. 93.4 sq. metres (1005.8 sq. feet)  
**Birchholme (Garage), The Drive, Low Fell**





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