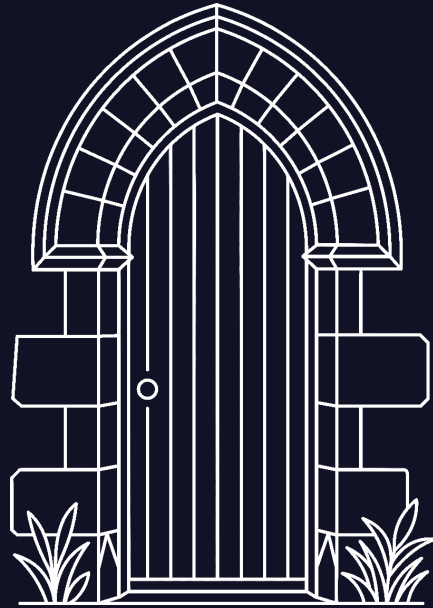




THE OLDE HOUSE

Front Street | Whitburn

The Olde House

Front Street | Whitburn | Sunderland | Tyne & Wear | SR6 7JF

Magnificent Grade II Listed home occupying a prominent position overlooking Whitburn village green

Price Guide: Offers Over £1.5 Million

Seaburn Beach 0.7 miles, Sunderland 3.7 miles, Newcastle City Centre 11.8 miles, Newcastle International Airport 18.6 miles (all distances are approximate)

- Approximately 7,365 sq.ft of accommodation over five floors
- Outstanding bespoke Herrington Gate kitchen/breakfast room, featuring handmade timber cabinetry, marquetry detailing, extensive storage and integrated appliances.
- Beautiful south facing landscaped gardens, incorporating multiple terraces, ornamental koi pond, productive vegetable garden, summer house and secluded garden rooms.
- Extensive range of outbuildings, including garage, utility and laundry rooms, workshop, tool room, orangery and the characterful “Hagrid’s Hut”.
- Exceptional full-width games and activity room, providing superb flexible space for family recreation, hobbies, home entertainment or teenage living.

rare!
From Sanderson Young

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THE OLDE HOUSE

Imposing Grade II Listed Home with Exceptional Character, Extensive Accommodation, Beautiful South Facing Gardens, Eight Bedrooms, Multiple Reception Rooms, Bespoke Kitchen/Breakfast Room, Extensive Outbuildings, Garage, Games Room & Basement!

The Olde House is a magnificent and highly distinctive Grade II Listed residence occupying a prominent and privileged position overlooking the village green of Whitburn. Dating from an earlier period and retaining a wealth of historic character, this substantial family home has been sympathetically renovated, modernised and considerably improved by the current owners since their purchase in 2000, creating an exceptional property which combines period charm with outstanding contemporary family accommodation.

With accommodation extending to approximately 7,365 sq ft, arranged over five floors, this fabulous property provides an extraordinary degree of space and versatility.



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A welcoming entrance vestibule opens into the impressive reception hall, which forms the central hub of the house and provides access to the principal reception rooms, kitchen and upper floors. The ground floor is centred around a magnificent double reception room, extending from the front through to the rear of the house and creating an exceptional open plan entertaining space. A contemporary feature fireplace provides a focal point, whilst the windows and glazed doors lead out to the beautiful south facing gardens.



Also positioned off the reception hall is a charming family snug, providing a more intimate everyday sitting space. This connects through to the outstanding kitchen/breakfast room, which has been designed by Herrington Gate and showcases an exceptional level of craftsmanship. The bespoke handmade timber cabinetry, beautiful marquetry detailing, extensive storage and integrated appliances create a kitchen of both considerable style and practicality. Double doors open directly onto the rear terrace and gardens, making this a wonderful space for family life and entertaining.

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To the side of the principal house, a covered passageway leads towards the garage and extensive range of outbuildings, including a useful utility room, laundry room, gardeners' WC, tool room and workshop, together with additional storage and garden buildings. Much of this part of the property is believed to represent some of the oldest fabric of the house, with a number of original and characterful doors adding to its considerable charm.

Beyond, there is an orangery retaining an old nave door from the local church, together with a separate stone outbuilding known affectionately as "Hagrid's Hut", which provides another wonderfully characterful feature within this remarkable garden setting.

The gardens are undoubtedly one of the property's major attractions. Predominantly south facing, they have been thoughtfully landscaped and divided into a series of individual areas, with a range of terraces, pathways, sitting areas and secluded garden rooms. The immediate garden includes raised terraces and steps descending to attractive patio and seating areas, with mature palm trees.

The productive garden includes a modern greenhouse, ideal for growing chillis, tomatoes and an organic vegetable garden, together with a net protected soft fruit area. There is also a large ornamental koi carp pond, whilst winding pathways provide access to a series of secluded and beautifully planted areas.

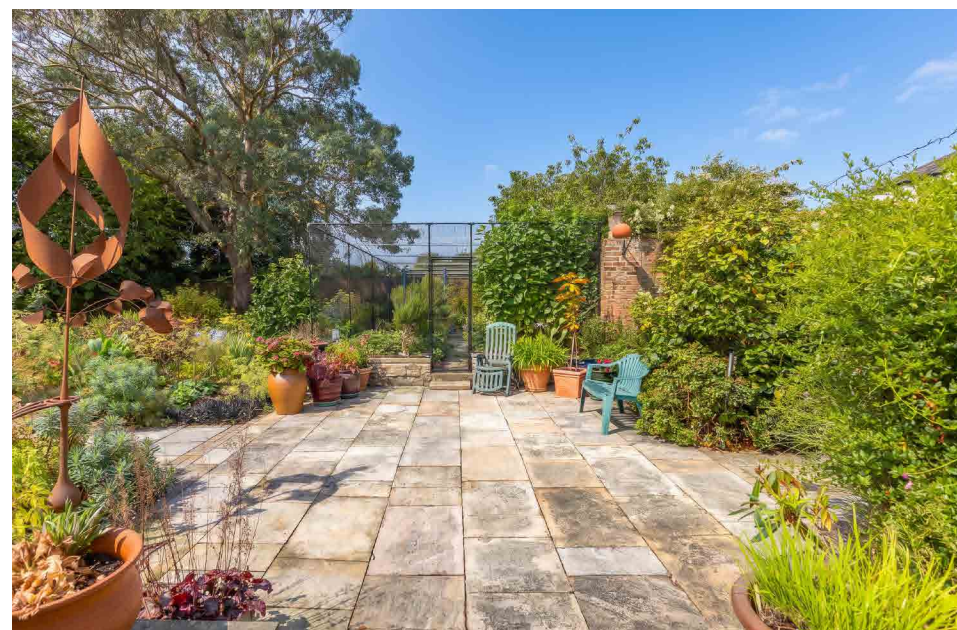
At the far end of the garden the lawned area offers considerable versatility as a family recreation space, together with a summer house and further seating areas.



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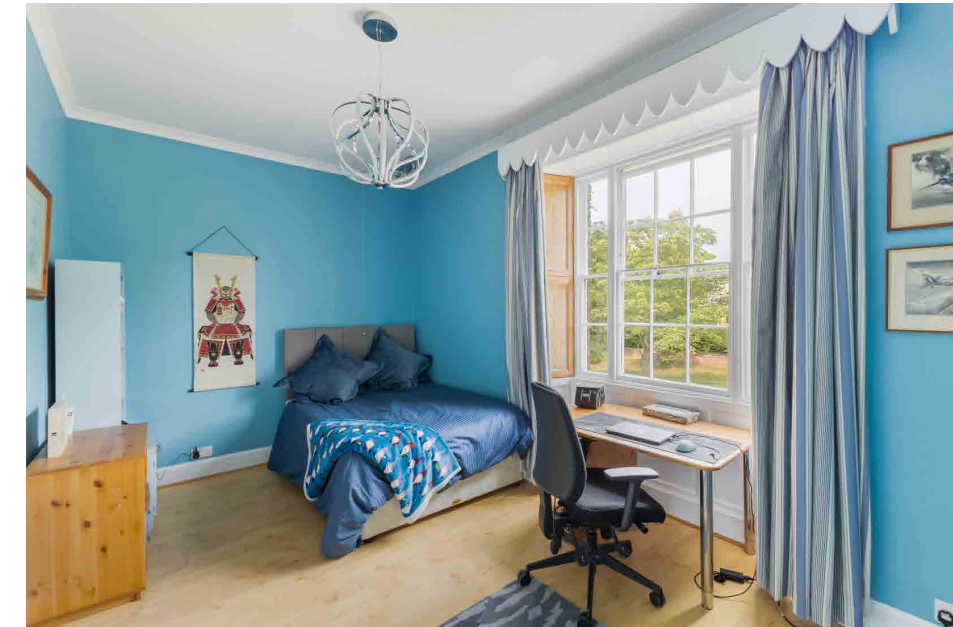


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Returning to the house, the impressive staircase leads to the first floor, where there are five well proportioned bedrooms, including a particularly generous bedroom/study or gym, together with a further study/bedroom and two shower rooms. The bedrooms are all of excellent proportions, with generous storage and a variety of outlooks across the village and gardens.

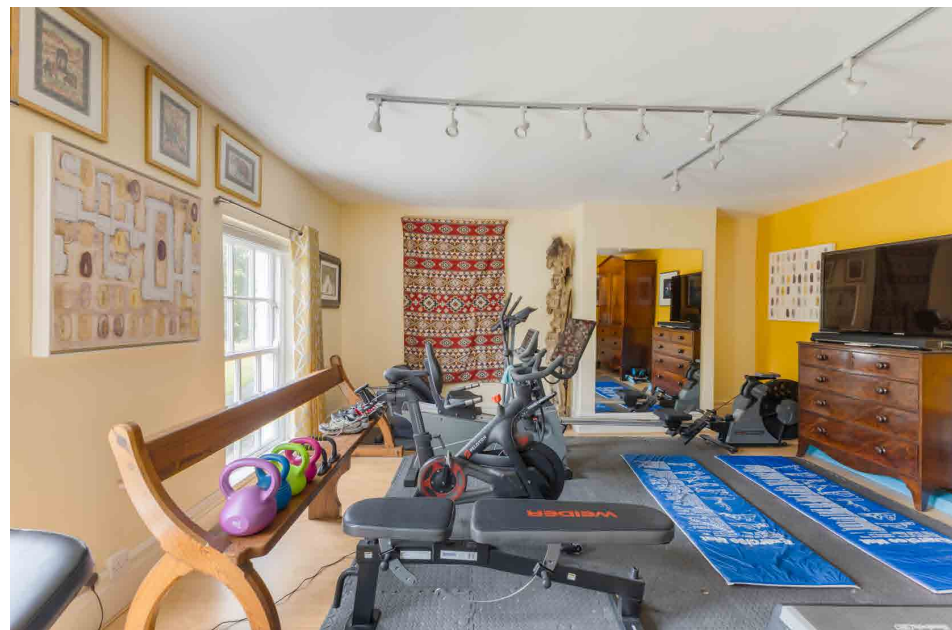
The staircase continues to the second floor, where there are a further three bedrooms, providing a total of eight bedrooms to the house. There is also a magnificent family bathroom, beautifully appointed and enjoying an attractive outlook over the rear gardens, together with an additional ensuite shower room. A further sitting room provides useful ancillary reception space and could equally serve as guest accommodation or teenage living area.

To the third floor, there is an exceptional full width games and activity room occupying the roof space. This is an outstanding area for family recreation and would be particularly well suited to teenagers, hobbies, games or home entertainment.

The property also benefits from a substantial basement, extending to approximately 794 sq ft, which is currently arranged as a series of storage rooms. Whilst presently used predominantly for storage, this space offers obvious potential for alternative ancillary uses, subject to normal planning consents.



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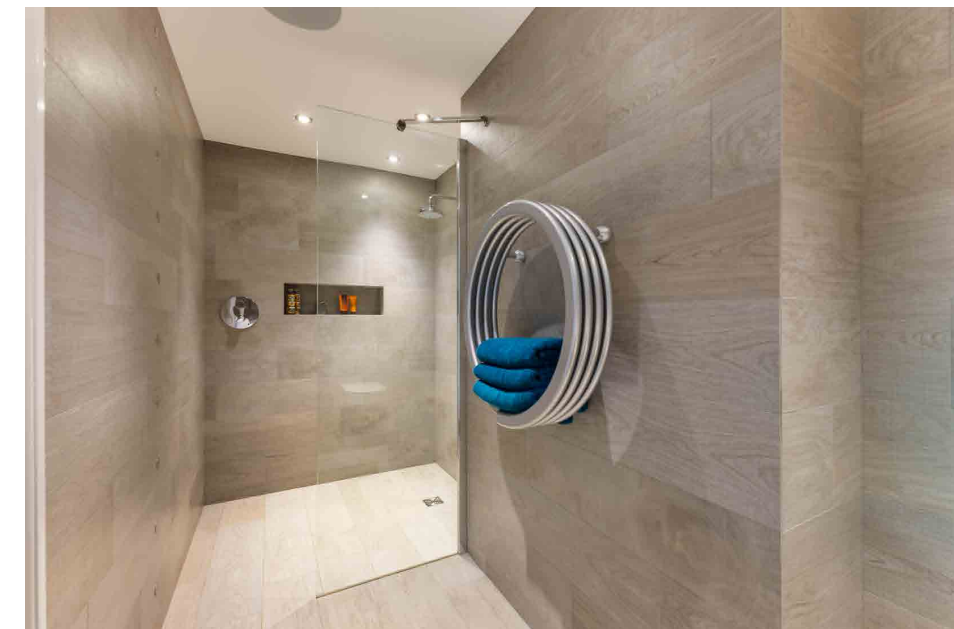




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Total area: approx. 664.4 sq. metres (7151.6 sq. feet)
52 Front Street, Whitburn



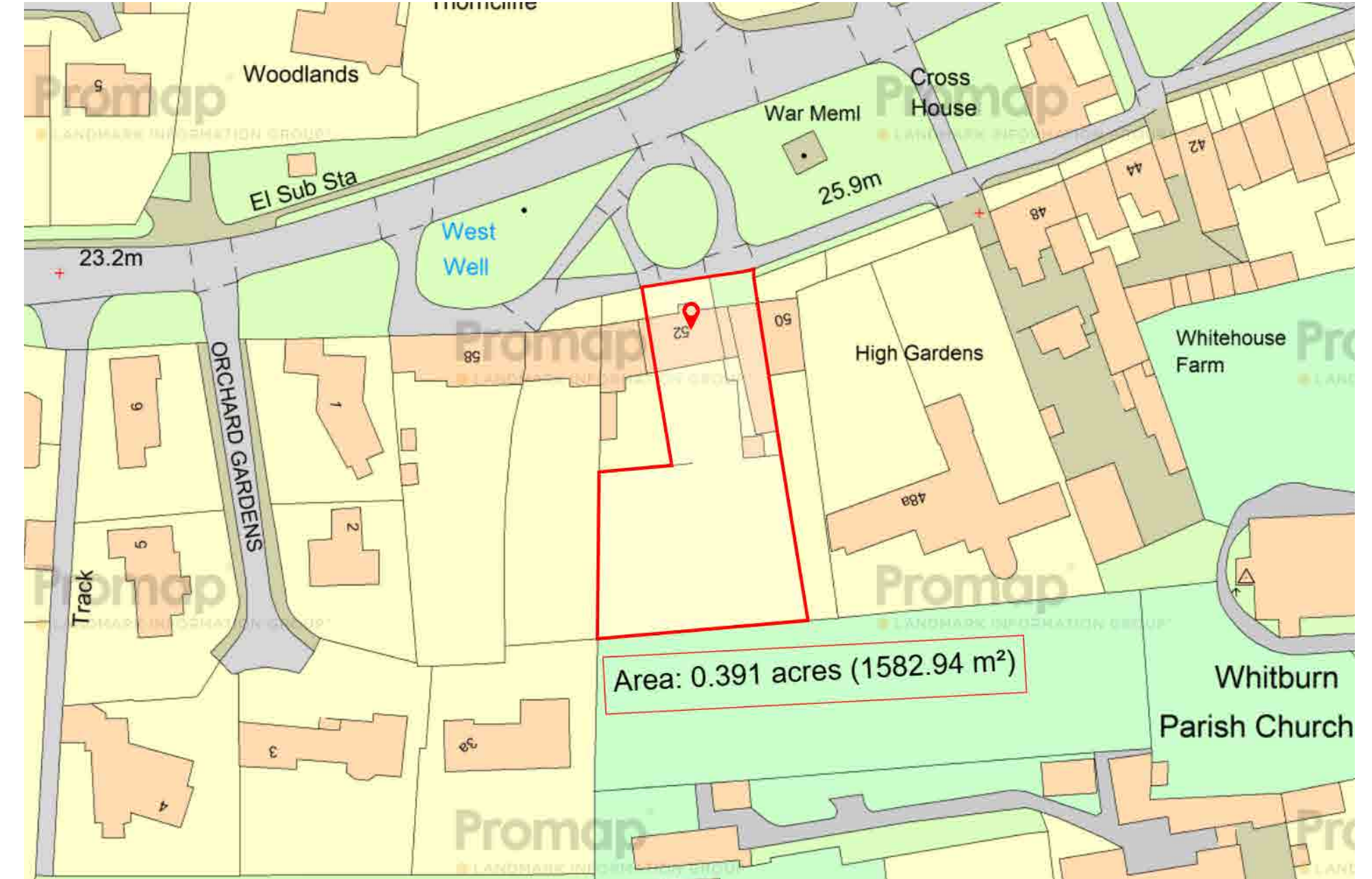
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The Olde House occupies an enviable position at the heart of Whitburn, immediately adjacent to the village green and within easy reach of the local shops, restaurants, cafés and traditional coaching inns. Whitburn is one of the most desirable residential locations within South Tyneside, combining a strong village community with excellent access to the coastline and beaches to the east. Sunderland is readily accessible to the south, whilst Cleadon lies close by to the west, with excellent road connections providing convenient access to Tyneside, Wearside and County Durham.

This is a truly exceptional and highly individual Grade II Listed village house, offering a rare combination of historic character, substantial accommodation, extensive outbuildings and a remarkable south facing garden.



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