



# Lovaine Place | North Shields | NE29 0BW

## Offers Over £500,000

There is an immediate sense of scale and character here with high ceilings, detailed panelling, generous proportions, and a layout that unfolds across four levels with real presence. From the moment you step inside, the house feels composed, atmospheric and unmistakably individual. The hallway sets the tone beautifully, finished with William Morris wallpaper that elevates the transition between floors and gives the home a distinctive, design-led feel. To the front sits the principal living room, a richly styled reception with strong proportions and a wonderful sense of depth. High ceilings and period detail create a room that feels both impressive and inviting. To the rear, the dining room is every bit as impactful. Generous in scale and beautifully presented, this is a true entertaining space, large enough for substantial gatherings yet intimate enough for everyday use. The proportions allow for flexibility too, whether formal dining, a second sitting room, or a more relaxed family space. It is a room with real presence. The lower level adds another dimension to the house. The kitchen is full of character, finished with slate flooring and arranged to offer excellent workspace and storage. Beyond, the basement lounge provides a completely separate atmosphere, a versatile reception room. A bathroom at this level adds practicality and flexibility. Two beautifully sized double bedrooms occupy this floor, both generous in scale and filled with natural light. The bathroom is a standout space, elegant and timeless, featuring a statement bath, separate shower and panelling that enhances the home's period character. The top floor delivers impressive additional accommodation. The principal room on this level feels almost suite-like in scale, while a further double bedroom offers flexibility for guests, workspace or dressing room use. This is a home of genuine stature, layered accommodation across four floors, bold interior styling and original character that hasn't been diluted. It offers scale, flexibility and a finish that feels deliberate and premium throughout.



## FOUR STOREY TERRACED HOUSE

FOUR WELL PROPORTIONED DOUBLE BEDROOMS

CHARACTERFUL INTERNAL PERIOD FEATURES AND DETAILING

GENEROUS DINING KITCHEN WITH SLATE FLOOR AND OAK CABINETS

TWO LIVING ROOMS WITH FEATURE FIREPLACES

IMPRESSIVE FAMILY BATHROOM WITH FREESTANDING BATH & SEPARATE SHOWER

For any more information regarding the property please contact us today

### Lower Ground Floor

**DINING KITCHEN** 13'8" x 14'10" (4.17m x 4.52m): Slate tile flooring, wall, base and drawer units, granite work surfaces, tiled splashbacks, breakfast bar seating, range style cooker space, inset sink with mixer tap, double glazed window to rear, door to rear.

**LOUNGE** 14'9" x 13'9" (4.50m x 4.19m) Plus alcove cupboards: Herringbone wood flooring, wall panelling, double glazed window, feature fireplace with surround, ceiling coving, radiator, door to:

**LOWER GROUND HALLWAY:** Door to front, electric radiator, part tiled walls, wood flooring, door to:

**BATHROOM** 4'10" x 10'4" (1.47m x 3.15m): Panelled bath, pedestal basin, W.C, tiled flooring, tiled walls.

### Ground Floor

**ENTRANCE VESTIBULE:** Entrance door, wall panelling, decorative corning, pattern tiled floor, door to:

**HALLWAY:** Stairway to first floor with runner, William Morris wallpaper, decorative corning, dado rail, radiator, wood flooring, door to rear, door to:

**LIVING ROOM** 16'2" x 14'1" (4.93m x 4.29m): Feature fireplace with surround, wood flooring, decorative ceiling rose and corning, William Morris wallpaper, double glazed window.

**DINING ROOM** 12' x 13'11" (3.66m x 4.24m): Plus utility/storage cupboard: Stairway to lower ground floor, wood flooring, picture rail, ceiling rose, double glazed window.

### First Floor

**LANDING:** Stairway to second floor, dado rail, William Morris wallpaper, wood flooring, door to:

**BEDROOM ONE** 11'8.5" x 14'1" (3.57m x 4.29m): Plus storage/walk in wardrobe area and alcove cupboard: Double glazed window, radiator, decorative corning.

**BEDROOM TWO** 12'6" x 13'9" (3.81m x 4.19m): Recess storage, radiator, double glazed window.

**FAMILY BATHROOM** 7'5" x 10'4" (2.26m x 3.15m): Freestanding claw foot bath, high level cistern W.C, pedestal wash basin, separate shower enclosure, tiled flooring with underfloor heating, panelled walls.

### Second Floor

**SECOND FLOOR LANDING:** Double glazed window on half landing, William Morris wallpaper, door to:

**BEDROOM THREE** 11'2" x 18'7" (3.40m x 5.66m) Velux window, panelled feature wall, eaves storage, radiator, loft access hatch.

**BEDROOM FOUR** 12'9" x 12'7" (3.89m x 3.84m) Velux window, panelled feature wall, eaves storage, radiator.

T: 0191 2463666

Branch [whitleybay@rmsestateagents.co.uk](mailto:whitleybay@rmsestateagents.co.uk)

**RMS** | Rook Matthews Sayer



**PRIMARY SERVICES SUPPLY**

Electricity: Mains  
 Water: Mains  
 Sewerage: Mains  
 Heating: Mains  
 Broadband: \*Cable/FTTC/FTTP/  
 Mobile Signal Coverage Blackspot: No  
 Parking: Garage/Driveway

**MINING**

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

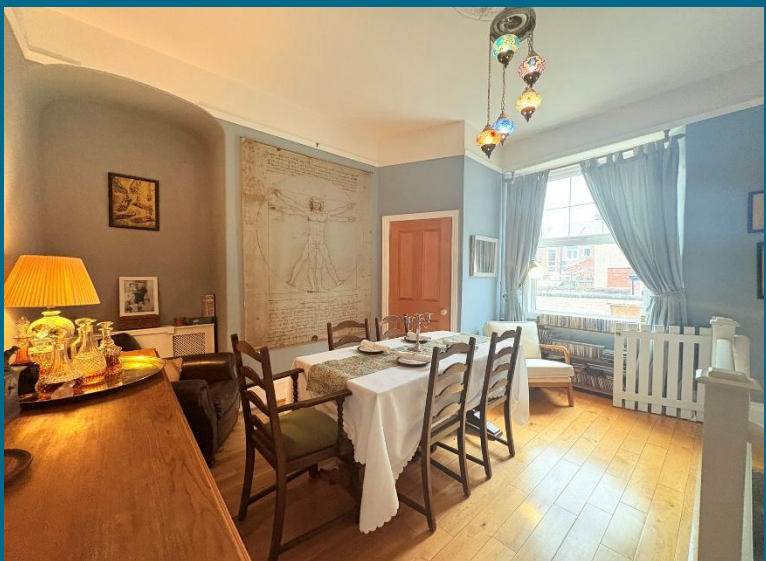
**TENURE**

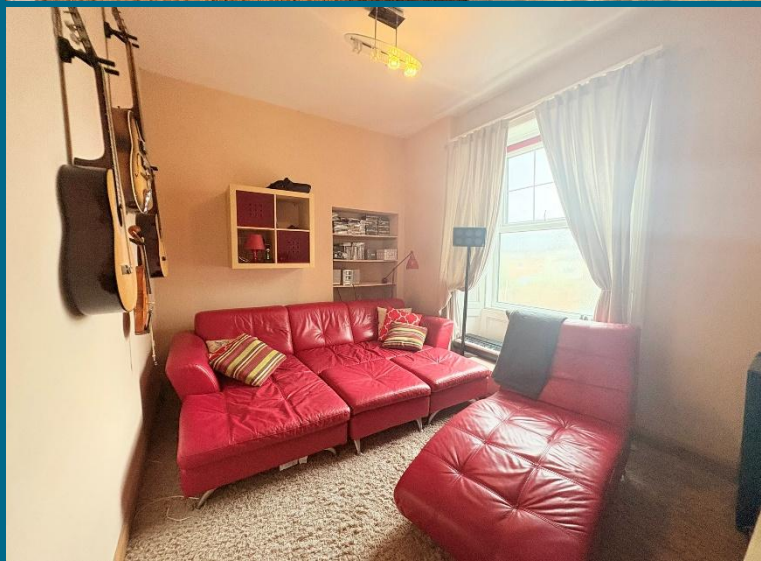
Freehold - It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

**COUNCIL TAX BAND: B**

**EPC RATING: D**

WB3470.TJ.DB.03.03.2026 V.1







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

**Money Laundering Regulations** – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

**Important Note:** Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

