



Farrier House

88a Back Woodbine Road



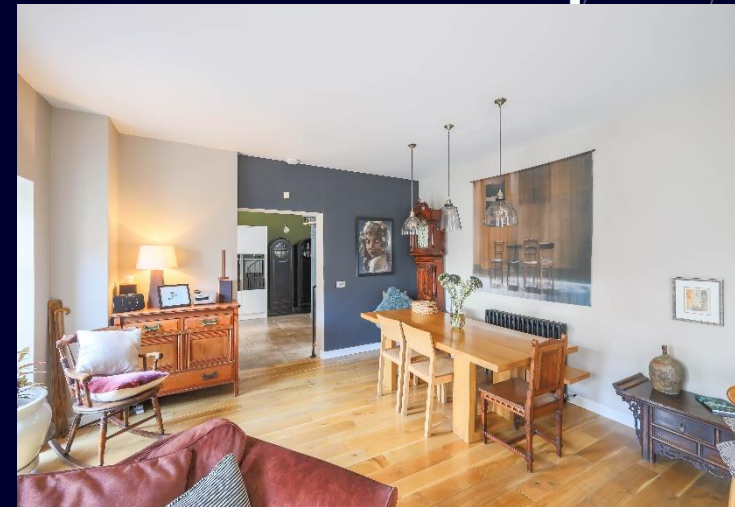
Farrier House, 88a Back Woodbine Road, NE3 1DE

Farrier House is a stylish and unique, three bedroom 'industrial style' detached mews house, converted by the current owners around 17 years ago, with the more recent addition of a superb architect designed Garden room/Studio with the courtyard (2024) - secure bespoke metal gates to the cobbled courtyard garden, with scope for off street parking.

The impressive family home has generous accommodation set over two floors, with a spiral staircase leading from the open plan kitchen/breakfast room to the three first floor double bedrooms - the contemporary kitchen and bathrooms have been updated in the last 5 years, providing ready to walk in accommodation. The construction of the lovely Garden room/studio within the courtyard, is a great recent addition offering good, flexible space as either a studio, home office, music room or additional ancillary bedroom accommodation to the main house.

The external brick courtyard wall has been completely rebuilt, with industrial style metal gates added for both pedestrian and car access, should anybody wish to have off street parking.

Ground floor - Entrance vestibule with a large laundry cupboard with plumbing for a washing machine, space for dryer/small chest freezer/additional fridge, and cabinets to the wall | Ground floor WC and wash hand basin | Superb open plan kitchen/breakfast room with a contemporary kitchen fitted (2021) with a range of high gloss cabinets, with a long feature central island incorporating a five ring gas hob and extractor over, integrated fridge/freezer, dishwasher, double oven, two warming drawers and slimline wine cooler - the kitchen design has a large feature picture window from the kitchen to the cobbled lane | The open tread spiral staircase leads from the kitchen breakfast room up to the first floor bedroom accommodation | A magnificent sitting room with excellent natural light from the two windows and door to the courtyard - a really good flexible living space with oak flooring and great high ceiling.





First floor - Good size first floor landing, ideal as a study area, with natural light from the Velux window to the stairs and the landing | Bedroom one is a large loft bedroom with a full height vaulted ceiling with exposed beams, two Velux windows to the roof and two smaller windows | The family bathroom has been newly refurbished with a freestanding double ended bath with WC, bath/shower mixer tap, wash hand basin and vanity cabinets - the bathroom has a Velux window to the roof, window to the front, lovely decorative tiles, and ladder radiator | Lovely double bedroom two with French doors to a Juliet balcony overlooking the rear lane, ladders leading up to a mezzanine sleeping area | Ensuite shower room with a walk in rainfall head shower, WC, small wash hand basin and ladder radiator | Bedroom three is a double bedroom, currently housing twin beds, with a Velux window to the roof and exposed beams.

Externally - The attractive courtyard garden has been thoughtfully designed and landscaped, with an impressive architect designed snug /garden room, constructed in 2020, with a cast iron woodburning stove, exposed beams and would be ideal as a separate home office, guest bedroom annex or music room | New metal gates open to both the side and rear lanes, with a newly constructed brick wall to the boundary.

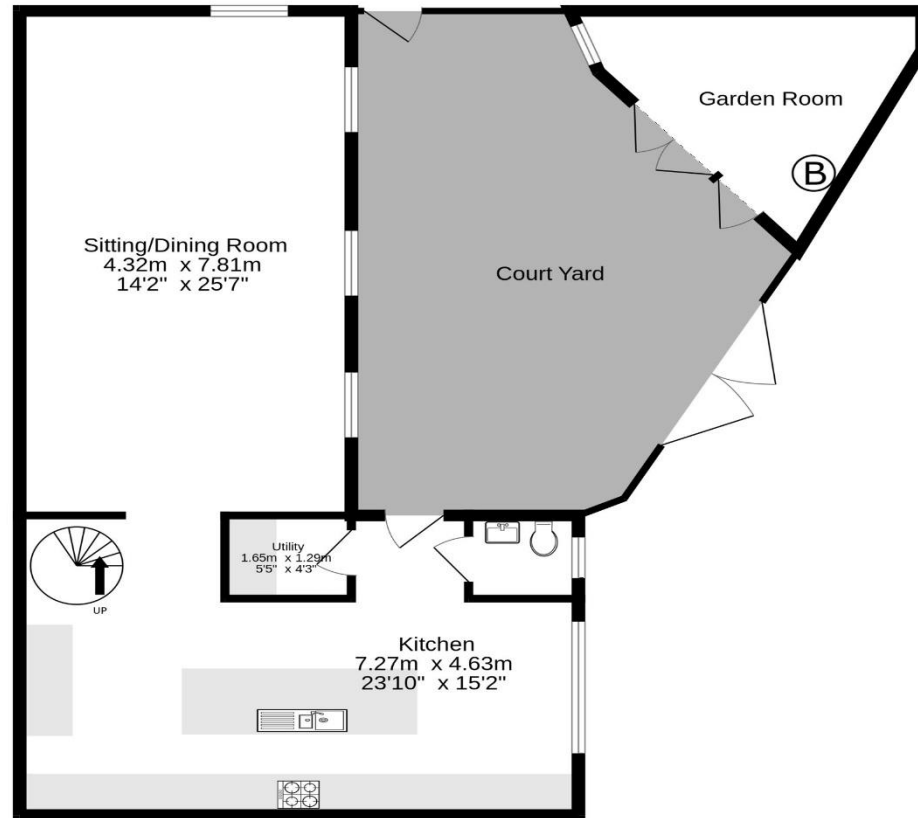
Services | Mains; Electricity, Gas, Water & Drainage | Tenure; Freehold | Council Tax; Band D | Energy Performance Certificate; Rating C

Price Guide: Offers Over £675,000

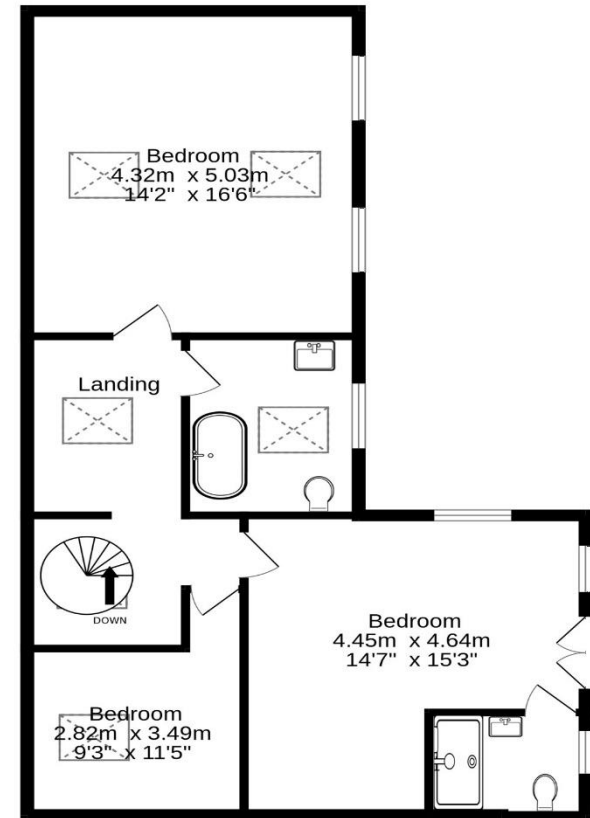




Ground Floor
77.1 sq.m. (830 sq.ft.) approx.



1st Floor
80.5 sq.m. (866 sq.ft.) approx.



TOTAL FLOOR AREA : 157.6 sq.m. (1696 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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