

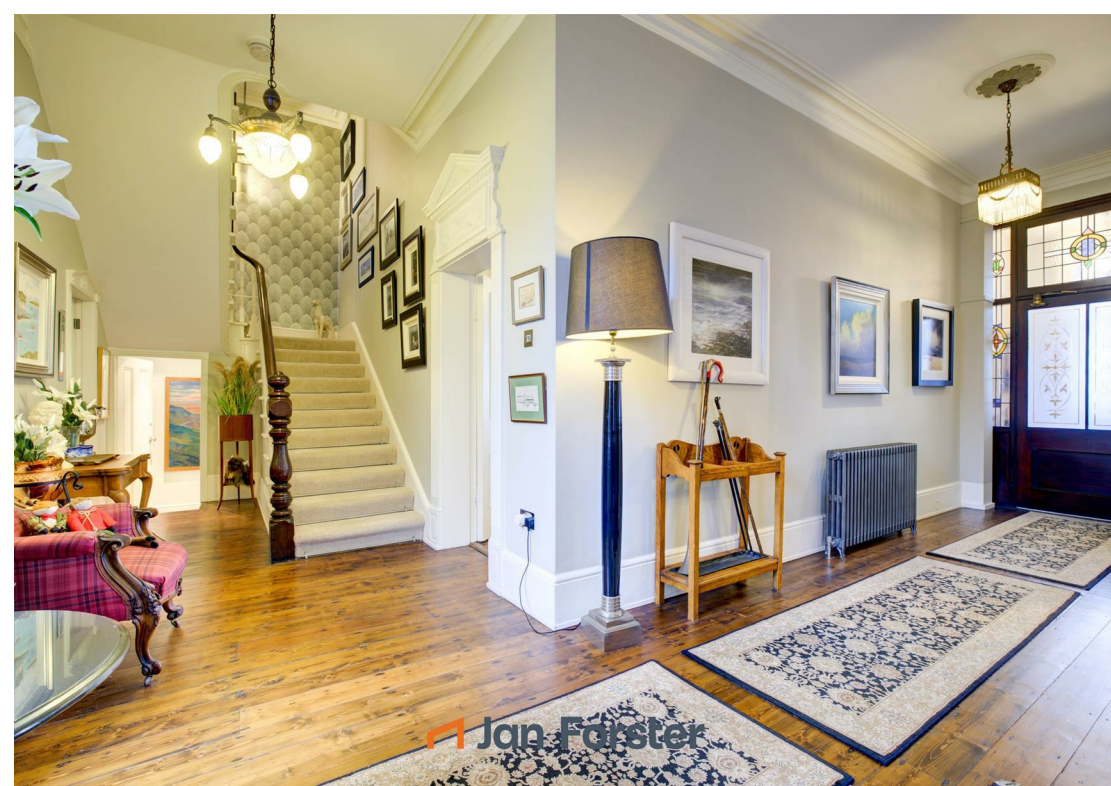


 Jan Forster

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Percy Gardens | | North Shields | NE30 4HH

Price £895,000



This magnificent double-fronted coastal residence extends across three substantial levels, presenting a grand and imposing seafront home of exceptional stature. Commanding an enviable position directly facing the sea, the property enjoys breathtaking, uninterrupted, award-winning beach views. and occupies one of the area's most distinguished addresses, just moments from the exclusive gated enclave of Percy Gardens.

A fine example of period architecture, the home retains a wealth of original features, including fire places, elegant leaded light windows, plus huge front-facing bay windows, all thoughtfully and sympathetically paired with modern enhancements to create a seamless blend of heritage charm and contemporary comfort.

A palatial entrance hall immediately sets the tone, revealing the impressive scale and architectural integrity that defines the residence. The accommodation is both expansive and beautifully proportioned. Solid wood flooring flows through key areas of the home, and bespoke Tallantyre wallcoverings, complemented by coordinating curtains and blinds, add cohesion and understated luxury throughout.

The ground floor also presents two grand reception rooms, each enhanced by the impressive bay windows, framing the captivating sea views, and providing outstanding spaces for formal entertaining. An elegant dining area opens to the inner hallway which features a turning staircase - a striking addition throughout the home.

The kitchen is well-appointed and supported by a separate utility room, and a WC/cloakroom ensuring practicality complements the home's elegance.

Off the first floor landing, the property boasts four generous bedrooms, two with beautiful bay windows and two with en suite shower rooms. There is also a family bathroom WC with a clawfoot bathtub.

A substantial cellar, currently utilised for storage, offers great potential to be transformed into a private gym, wine cellar, cinema room- further enhancing the versatility of the home.





48 Percy Gardens, Tynemouth, England, NE30 4HH
 TOTAL APPROX. FLOOR AREA 433 SQ.M - 4,668 SQ.FT
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

Externally, the residence benefits from a private garage and a half, which has both internal and external access, providing convenient and secure parking as well as additional storage and there is also an easy to maintain courtyard garden.

Beyond the immediate grandeur of the property, the location is equally compelling. Nestled in the heart of Tynemouth, the area effortlessly blends heritage, coastal beauty and contemporary lifestyle. A wealth of independent boutiques, artisan cafés and acclaimed restaurants line the nearby streets, while everyday conveniences are all within easy reach, creating a setting that is as practical as it is picturesque.

The iconic ruins of Tynemouth Priory and Castle stand proudly nearby, providing a dramatic and historic focal point that connects the village to centuries of rich maritime and monastic heritage. Just moments away, expansive sandy beaches and the sweeping North Sea coastline offer breathtaking views, invigorating coastal walks and an enviable lifestyle centred around fresh sea air and open horizons. The popular promenade is ideal for morning runs, cycling or relaxed sunset strolls.

For commuters, excellent transport links - including the nearby Tyne and Wear Metro - provide swift access to Newcastle upon Tyne and beyond, making this an exceptional base for both professional and family life. Highly regarded schools, vibrant community events and the renowned weekend market further enrich the village's welcoming atmosphere.

An early viewing of this truly exceptional coastal residence is strongly recommended to fully appreciate its scale, elegance and unrivalled seafront position. Opportunities to acquire homes of this calibre and setting are exceedingly rare. For further information and to arrange a private appointment, please contact our dedicated team on 0191 236 2070, who will be delighted to assist.

Tenure

The agent understands the property to be freehold. However, this should be confirmed with a licensed legal representative.

Council Tax Band: E

Matterport 360° Tour

<https://my.matterport.com/show/?m=4baR2deZYMt>

Living Room 17'8" x 22'11" (5.41 x 6.99)

Sitting Room 17'10" x 25'11" (5.45 x 7.91)

Dining Room 22'5" x 11'0" (6.84 x 3.36)

Kitchen 16'7" x 16'0" (5.06 x 4.88)

Primary Bedroom 17'11" x 25'11" (5.48 x 7.92)

Bedroom Two 16'11" x 22'4" (5.16 x 6.82)

Bedroom Three 17'2" x 10'4" (5.24 x 3.17)

Bedroom Four 11'0" x 9'4" (3.37 x 2.87)









The difference between house and home

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		71	79
England & Wales		EU Directive 2002/91/EC	

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