



The Garden Cottage

High Gosforth Park



The Garden Cottage, High Gosforth Park, NE3 5EJ

The Garden Cottage represents one of the most magical, special and unique properties on the outskirts of Gosforth, which has the benefit of its own private walled garden extending to circa. 1.25 acres.

The house was purchased by the current owners almost 40 years ago and is so special because of its character and discerning charm.

The property dates back to circa. 1760 and its beautiful two storey, external handmade brickwork compliments the fabulous timber sash windows, which are dressed with superb climbing plants to the principal western elevation.

It enjoys access through the old High Gosforth Park entrance to the north of the principal Gosforth Park. It has convenient accessibility to the old Great North Road linking to Gosforth High Street to the south, as well as the Western Bypass linking it throughout Tyneside and to the International Airport.

With its electrically operated panelled double gates, the entrance is discreet and special: the gates opening up into a stunning feature garden with a long circular drive surrounding the beautifully manicured lawned gardens, framed by tall mature trees which give a great deal of screening and privacy to the site, as well as the walled garden surrounding principally to the north and west.

The cottage itself sits in the centre of this lovely plot and has a single storey wing to the north, which provides further accommodation to the main principal double storey house. The property was extended to the rear by the current owners in the 1990s and this has been carried out very sympathetically. The gardens extend further to the south of the property and to the east into the park itself and feature some of the magnificent trees including a stunning, large Redwood which is of particular character. The garden has many beautiful walkways and a stunning array of plants and shrubs, which give colour throughout the year, as well as having many private sitting areas and terraces, especially to the north where there is an old vegetable garden that has now been manicured with lawned and flower beds and is very pretty.

The most attractive external feature is the private enclosed courtyard which nestles between the kitchen extension to the rear of the property and the old tall original brick wall, creating a natural quiet habitat for alfresco dining and entertaining.





The property itself is offered with an entrance vestibule leading from the ivy clad entrance door and surrounds into the house itself. The formal drawing room is set to the south of the entrance and is a quality room with a period fireplace, set into an Inglenook, and a lovely bay window overlooking the terrace and patio. To the opposite side, the entrance hall opens up to provide a window overlooking the gardens and grounds, and is a great quality family room on a day to day basis.

With two steps leading up, the rear offshoot, which was extended as part of the addition to the house in 1990s, has a fabulous large kitchen/breakfast room with a range of Newcastle Furniture Company painted wood cabinets and extensive built in appliances. The kitchen features an AGA. Patio doors lead onto the private terrace and patio to the south, and to the north there is a lovely bench window seat overlooking the private gardens there.

Access leads from this area to a single storey annex where there is a cloakroom WC, utility room and a gentleman's study and working office. This is a lovely addition to the house and potential is available within this area, subject to suitable planning and building consent, for further extension to the house.

To the first floor of the property, the house has three good double bedrooms, two of which have ensuite bathroom WCs and all of the bedrooms are fitted with wardrobes and storage cupboards. The fourth single bedroom is also available from the landing and there is a family bathroom WC.

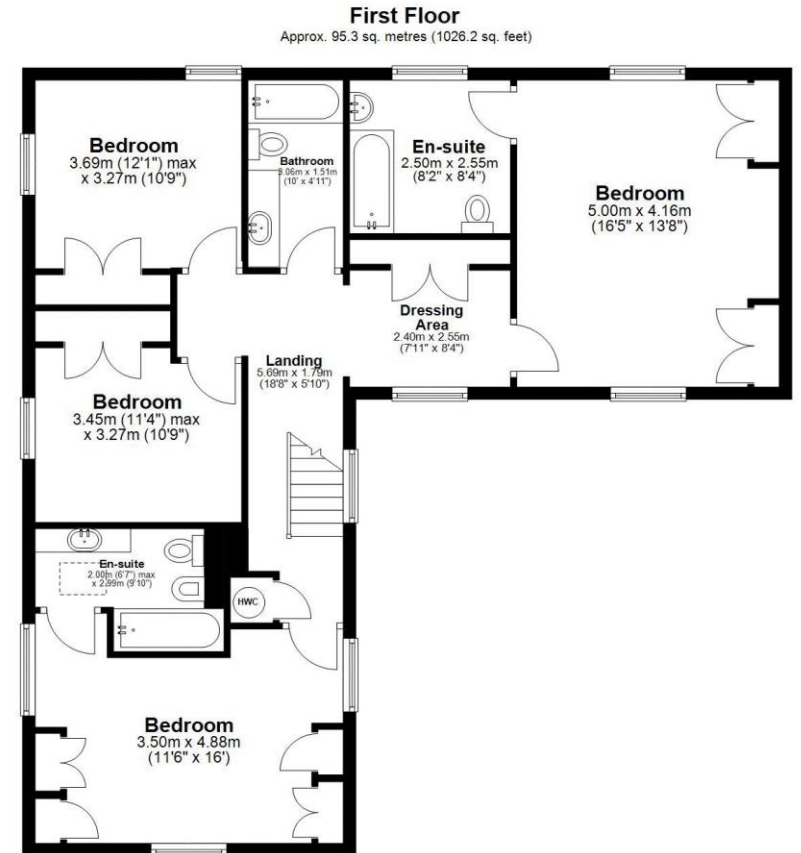
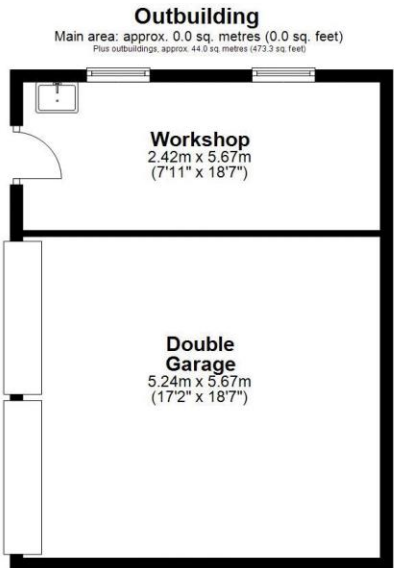
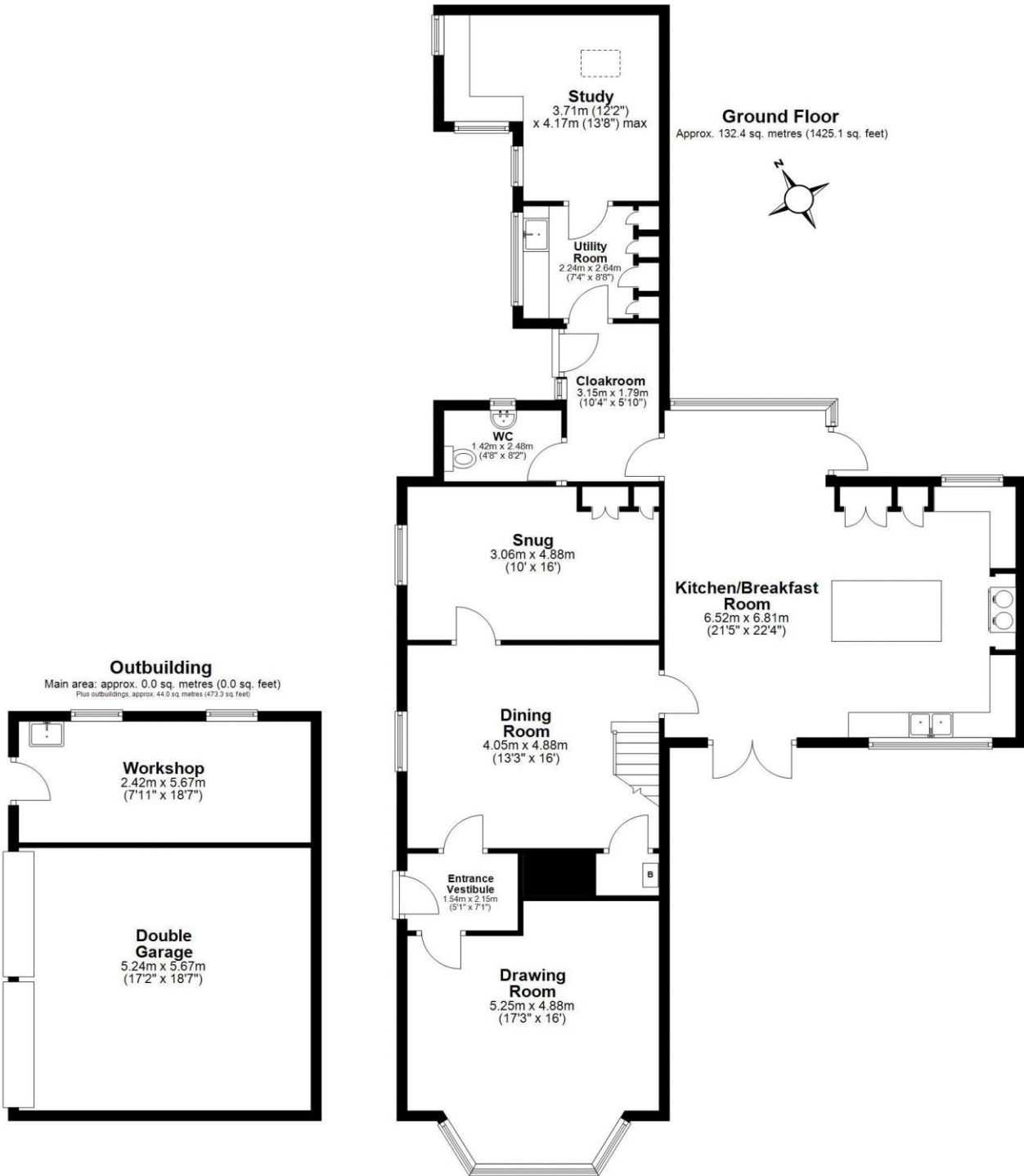
The house has the benefit of a detached double plus garage with side entrance into the garden store and workshop area. It is an excellent large garage and is ideal for the hobbies and storage.

The Garden Cottage is truly special and it is rare to find something that has such charm and character, as well as period historical building features. The house, with its four bedrooms and three reception rooms, works very well for the current owners but we can see the obvious potential it provides for possible alterations, extension and additions, subject to suitable planning consent.

The grounds are truly stunning and it is imperative that people view this property so they can appreciate the unique nature of this home.

Services: Mains electric, gas and water | Private drainage | Tenure: Freehold | Council Tax: Band G | Energy Performance Certificate: Rating D

Price Guide: Guide Price £1,950,000



Main area: Approx. 227.7 sq. metres (2451.3 sq. feet)
Plus outbuildings: approx. 44.0 sq. metres (473.3 sq. feet)

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rare!

From Sanderson Young

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