



Shotley House

An Exceptional Residence in the Heart of Shotley Bridge, Showcasing Contemporary Elegance.

SarahMains...

*We invite you to explore the history, the beautiful spaces,
and the unique lifestyle that Shotley House has to offer.*





Shotley House

A personal reflection

Shotley House was built somewhere around 1850. Its earliest occupant likely being Jonathan Priestman, a local colliery owner. The family were monied and the house was used for weddings and other special occasions with many titled attendees. His daughter was married in the local church with the wedding breakfast at Shotley House, followed by a Grand Ball at Shotley Town Hall with guests departing on a private train to Newcastle. His daughter survived the sinking of the Titanic in 1912.

During WW1 the house was used as a 40 bed convalescent hospital treating 227 wounded soldiers and later converted to the EF Piele Convalescent Home for mothers, babies and children. During the time of our occupation we have met several of the occupants from that time who all have their own stories to tell.

In 1981, the house under Council ownership, was sold and converted into three separate dwellings, with the largest portion forming Shotley House, We bought this as our children and grandchildren lived nearby.

We were fortunate in that the previous occupants had largely preserved many of the original features of the building.

Initially we spent some time getting the feel of the house, examining what worked and what didn't, before considering how to tackle any changes and upgrades. Based upon this we made initial approaches to the Listed Building People before revising our plans to meet their requirements and our own desires.

'We loved the proportions of the house, the cornicing and the Grand Staircase and despite its size it has retained a homely feeling.'



Since then, we have landscaped the surrounds with porcelain tiling, a pergola full of climbers and a wildlife pond and the creation of parking space by the drive. Both buildings are well built with high quality fittings, double glazing, electric, a steel structure and cedar cladding. This development is probably our favourite place at Shotley House. They could also be used as a garden office or gym space.

The wall outside of our kitchen is covered in what looks like volcanic rock similar to a living wall. An Italian friend identified it as a "tufo" which are common in great houses in northern Italy. We surmise that the owner visited Italy on a Grand Tour at the time of building the house and decided to incorporate this feature. Originally the wall was internal being sheltered by a greenhouse structure and heated through pipework in the ground underneath. It was very fashionable in those days to grow exotic fruits such as pineapple, and this structure would provide the right environment. At some stage, the enclosure was removed and we now plant up the rock with small plants like succulents.

In the meantime, we turned our attention to the garden. We cleared large portions of the space from shrubs and removed trees where this was permitted. We retained some existing planting where it worked and submitted plans to the authorities for two new garden buildings, one envisaged as a workshop and the other as a Garden Room. The latter was positioned where it would catch the afternoon sun and we could use it for sundowners and family gatherings.

'The space is a fabulous social area, great for barbeques and parties. We have musician friends who come and play on an occasional weekend afternoon/early evening.'





SARAH MAINS: **DISTINCTIVE LIVING**

We were also given permission to make some changes to the interior. We moved the kitchen from the far side of the house to link it to the garden in a more modern layout.

'For daily living, we use the lounge area adjacent to the kitchen throughout the year as it has a lovely view of our garden and a large wood burner. We remodelled the utility room/office area and re-installed the servant's staircase which had been removed previously.'

We originally planned to create two en-suite studio apartments but ultimately settled on creating one, incorporating the previous kitchen to incorporate a lounge area. The studio apartment is retained within access from the main house but has cameras and an alarm system for the security of all. It also has its own self-contained entrance should the new owner prefer that arrangement. We use these rooms as a B&B over the summer period, or for visiting families. They could also be used as a granny flat or as a separate space for teenage family or new owners could expand the business.





SARAH MAINS: **DISTINCTIVE LIVING**

The vast body of changes in the house have concerned more general maintenance and where required, renovation or renewal. We have been careful to look after the cornicing and plasterwork throughout. The external woodwork, whilst being old (probably original), is in good condition. You should know that original wood is always a better proposition as it was a higher quality product, properly dried and installed. Similarly, much of the glass is original. We had the roof inspected three years ago, roughly a third was replaced and the rest repaired.

‘The lead flashings, gulleys and drainage gulleys have all been replaced. Virtually all the plumbing has been replaced with four new shower rooms.’

The downstairs floor has been replaced with underfloor heating in the day to day living area and kitchen. All the pipework throughout the house has been renewed, a new boiler system and top quality water system installed. Most importantly, the heating is zoned, enabling users to only heat those parts of the house that are being used at any time. Consequently, heating costs are comparable with a much smaller dwelling. A 7KW EV charger is installed at the rear of the house.





SARAH MAINS: DISTINCTIVE LIVING



Everyone has their own taste as to décor and fittings. All who has lived here have made it their own! We have tried to keep the lovely features of the house and its age in balance with our own taste.

‘You may notice that each room has its own character and that we have varied the look throughout.’

My wife and daughter in law have put a great deal of effort into the Dining Room which is well used by family and particularly at Christmas. It has been dressed to give it a theatrical slightly Gothic feel which we enjoy. Both the hallway and main lounge are much more traditional with more subtle colouring and in keeping with the traditions of an elegant home.

Our main living area, kitchen and utility room come office is more casual with modern touches and practical features. The kitchen itself is bespoke, made in a Skandi style. It was made in South Tyneside by an artisan craftsman. The upstairs bedrooms really define their own character with the differences shown through the fittings. All the shower/bath rooms have contemporary fittings and décor.



'We didn't know Shotley Bridge when we chose to live here. It has been a good choice. We have good friendly neighbours and people generally are friendly and outgoing.'

The Terrace is a hidden gem central to the village of Shotley Bridge. Schools are conveniently nearby. We have a great medical practice and hospital within walking distance. The town centre has a few specialist shops, a good local pub and two good restaurants. Shotley House is surrounded by substantial walk/cycle ways extending to Tynemouth, Sunderland and Durham etc. The Metrocentre is 20 minutes drive away with Newcastle 10 minutes more. We border the moors of the North Pennines and the Northumberland boundary is 500 metres from the house. We are on the Coast to Coast cycle and path way. It's a great location.











'We shall be sorry to leave this house. The house is never happier when it is full of people. Despite its grand pretensions it is a homely place to live. It has been enjoyed by all our family and friends during the time of our occupation. We hope that future owners will continue to enjoy its lovely features during their time here.'



Self-contained

2 bedroom apartment



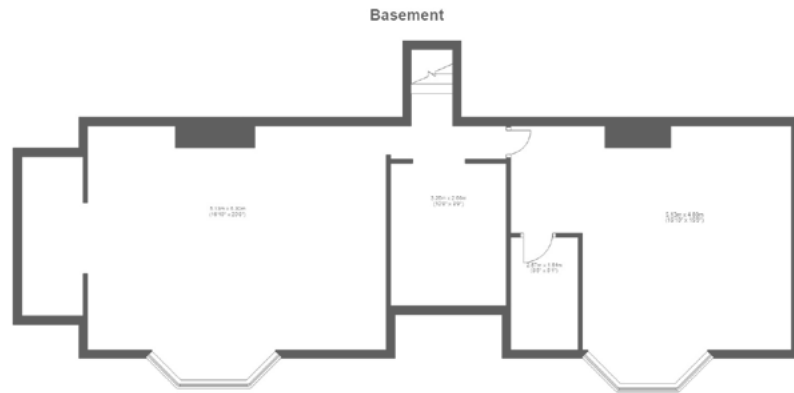
The highly flexible accommodation includes a self contained two bedroom apartment with its own private entrance and living accommodation arranged over two floors.

This exceptional space is currently utilised as guest accommodation and for seasonal letting, presenting excellent potential for multi-generational living, independent family accommodation or supplementary income generation.



Floor plan

Tenure: Freehold
Council Tax Band: G



First Floor



Note: Plans are for illustrative purposes only.

Second Floor



Note: Plans are for illustrative purposes only and are not to scale. Plan produced using PlanUp.



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