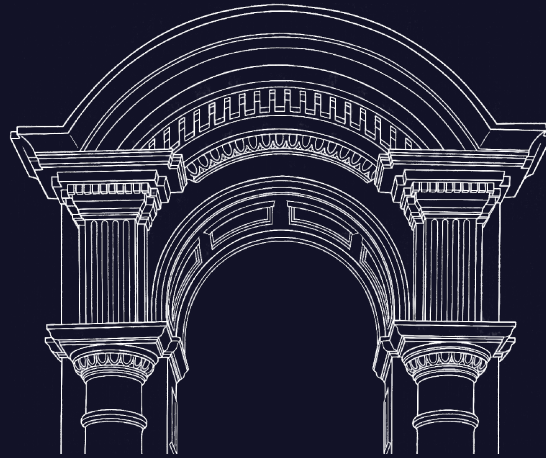




SHADWELL TOWERS

Western Terrace | East Boldon | South Tyneside

Shadwell Towers

Western Terrace | East Boldon | South Tyneside | NE36 0RU

Impeccably stylish & detached modern family home situated on a generous south facing garden site with extensive mature lawned gardens

Price Guide: £1.1 Million

Seaburn Beach 3.6 miles, Newcastle City Centre 7.9 miles, Durham 16.9 miles, Newcastle International Airport 19.4 miles (all distances are approximate)

- Superb detached Edwardian family home set within a ½ acre south-facing plot
- Beautifully renovated throughout, featuring a bespoke Newcastle Kitchen, Karndean flooring and high-quality contemporary finishes.
- Five reception rooms, six double bedrooms and four luxurious bathrooms arranged over three spacious floors.
- Exceptional leisure facilities, including a cinema room, snug/whiskey room, steam room and home gym.
- Landscaped south-facing gardens with entertaining terraces, hot tub, summerhouse and children's play area.
- Secure gated driveway, integral double garage and parking for multiple vehicles.

rare!
From Sanderson Young

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This exceptional detached residence occupies a magnificent garden plot extending to approximately half an acre within the highly sought-after village of East Boldon. Originally constructed in 1901, Shadwell Towers has been sympathetically renovated over recent years to create an outstanding luxury family home.

Purchased by the current owners in 2024, the property has since undergone an extensive array of refurbishment and remodelling, where every aspect has been carefully considered, including a spectacular bespoke replacement kitchen, new Karndean flooring throughout the ground floor, a beautifully remodelled principal living space, upgraded heating system with new boiler, fibre broadband, enhanced CCTV system, warm roof installation and replacement lead bays.

Ideally positioned within walking distance of the shops, cafés and amenities of East Boldon Village, together with Boldon Golf Club and excellent transport links to both Sunderland and Newcastle, the property offers exceptional family accommodation arranged over three floors.

The accommodation briefly comprises a welcoming entrance vestibule opening into an impressive reception hall with beautiful wall panelling. The elegant formal dining room and front sitting room/study both offer feature log burning stoves, whilst the sitting room/study also benefitting from a fabulous, curved bay window. To the rear is an impressive formal sitting room, again with curved bay window, ornate cornicing and an original marble fireplace.



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SHADWELL TOWERS



5



SHADWELL TOWERS



SHADWELL TOWERS



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There is a ground floor shower room incorporating a two person steam room, together with a spectacular open plan kitchen, dining and family room benefiting from underfloor heating, bespoke fitted seating and bi-folding doors opening directly onto the raised entertaining terrace. The recently installed bespoke Newcastle Kitchen is fitted with high quality cabinetry, granite work surfaces, integrated appliances and a range cooker, creating an exceptional heart of the home.

Also to the ground floor is bedroom six, with its luxurious ensuite bathroom featuring freestanding copper bath and matching copper basin, transforming what was previously unused space into an exceptional bathroom suite.

The lower ground floor offers outstanding versatility and now comprises a stylish snug/whiskey room with a concealed secret doorway leading through to a superb cinema room complete with projector and drinks fridge. There is also a spacious boot room, laundry room, separate WC and additional storage.

The split-level first floor provides five generous double bedrooms. The principal bedroom enjoys a beautiful bay window with seating area together with an ensuite shower room. Three further double bedrooms benefit from fitted wardrobes, whilst the remaining bedrooms provide excellent guest or family accommodation. A beautifully appointed family bathroom serves the remaining bedrooms.



SHADWELL TOWERS



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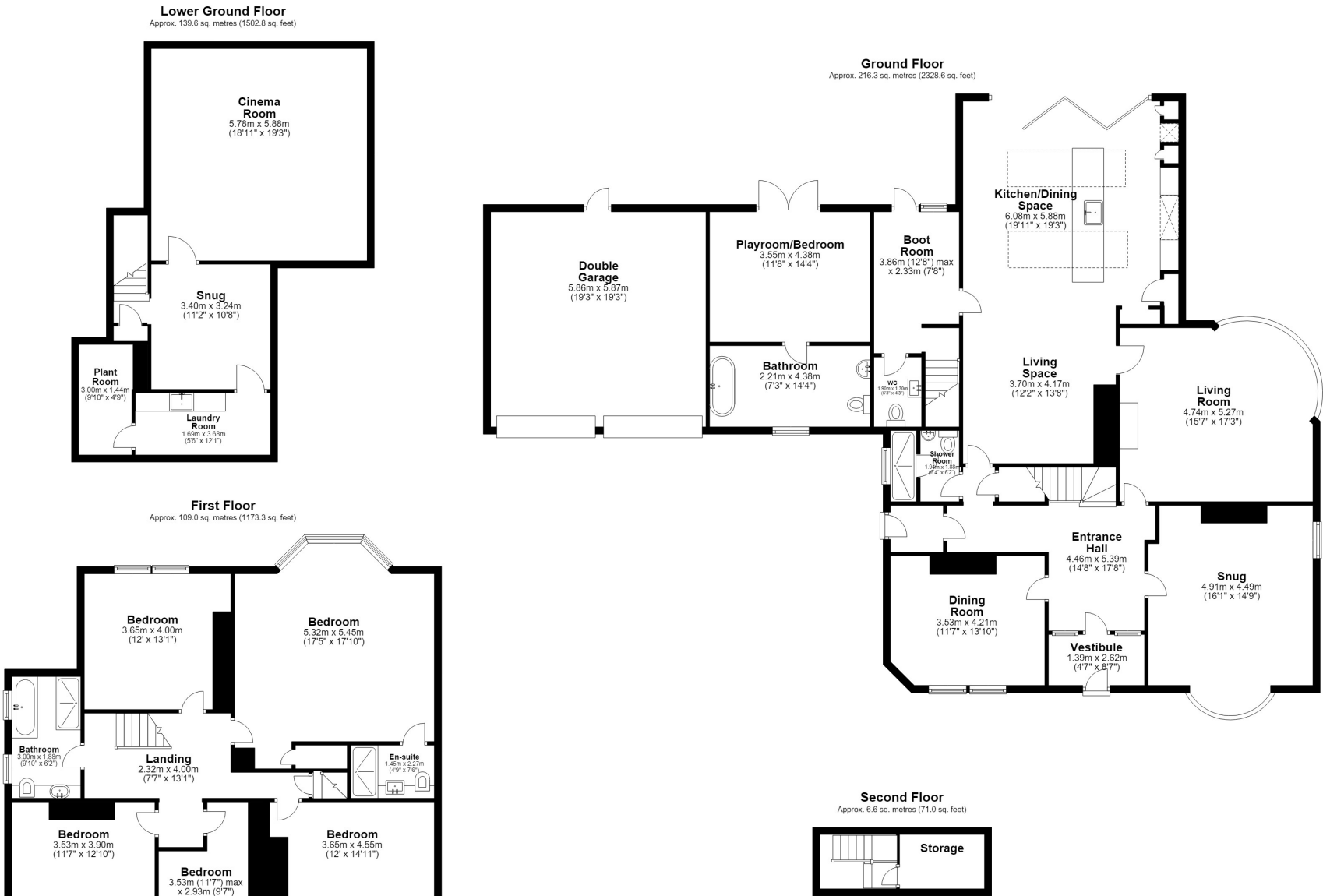


SHADWELL TOWERS





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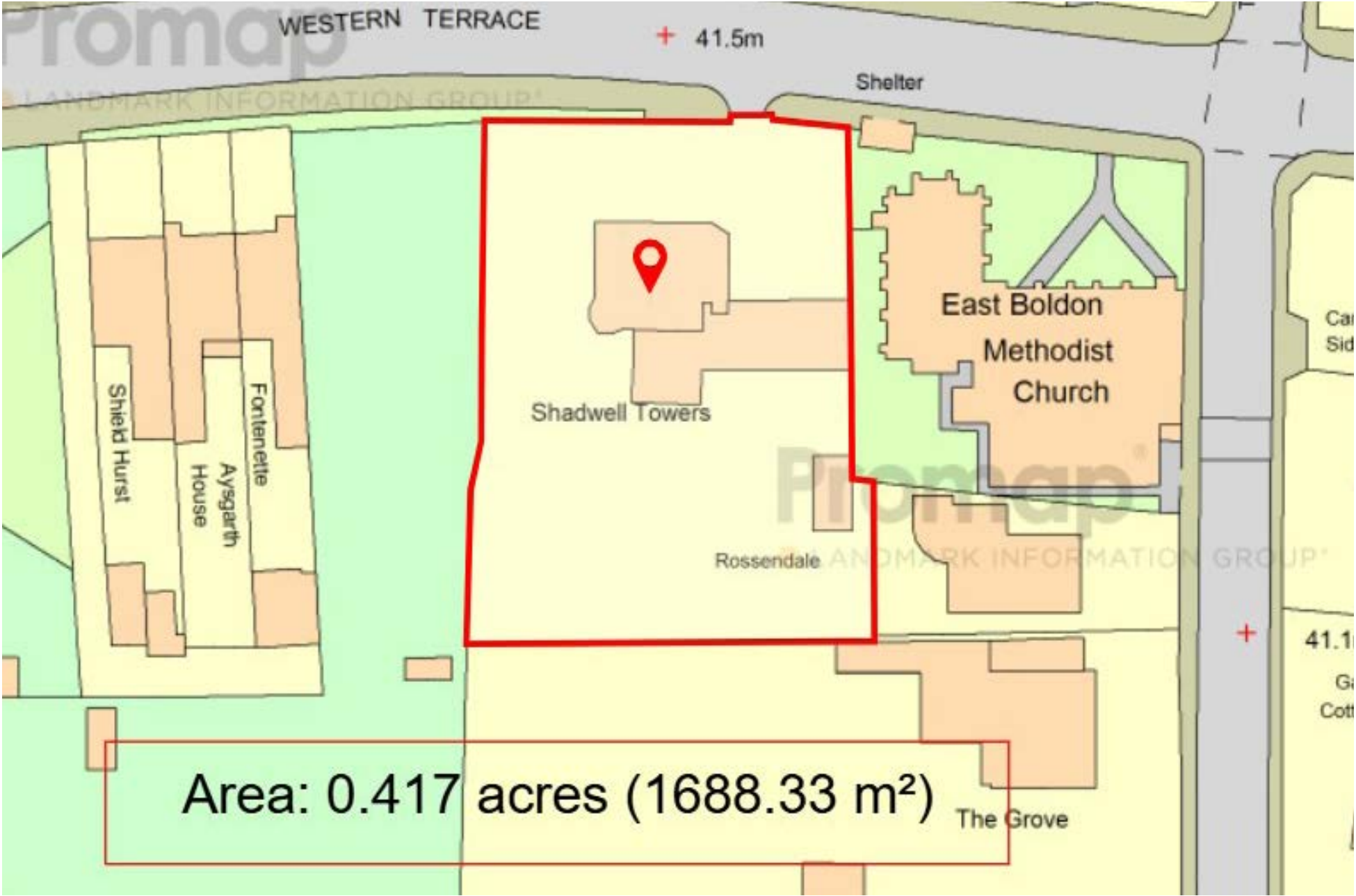
Externally, Shadwell Towers enjoys beautifully landscaped south facing gardens laid predominantly to lawn with mature planting, multiple entertaining terraces, a covered hot tub beneath a pergola, children's play area, summerhouse, home gym and numerous seating areas ideal for outdoor entertaining. To the front, pillared entrance gates lead to an extensive private driveway providing secure parking for several vehicles and access to the integral double garage with electric roller doors.

Shadwell Towers represents a rare opportunity to acquire one of East Boldon's premier family homes. Early viewing is considered essential to fully appreciate the scale, quality and specification of this outstanding home.





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