MICHAEL HODGSON

estate agents & chartered surveyors

NEWCASTLE ROAD, EAST BOLDON
Offers Around £249,000

A truly one-off opportunity to purchase the largest apartment within this magnificent Grade 2* listed
historic Mansion House at Scotts House, set within private gated grounds in one of Boldon's most sought-after and exclusive locations ideally positioned for travel both North and South with access to the A19 and A194M. This magnificent First Floor Apartment has undergone a sympathetic renovation, adding character and modern styling to create a sumptuous home in the exclusive Mansion making you feel like the Lord and Lady of the Manor from the moment you arrive. Having original sash windows to the south and west aspects, two bedrooms, an impressive fitted kitchen diner with integral appliances and a range style cooker, a beautiful living room with log burner and window seat, Jack and Jill access to the Victorian styled bathroom with brushed brass accents and a five piece suite. Private Viewing Strictly By Appointment

From the moment you enter the hall, you notice the impressive 3 metre high ceilings and the light just floods in from the south and west aspect sash windows. The colour combinations enhance the character of the panelled effect wall mouldings and original folding window shutters, log burning stove, herringbone pattern flooring, impressive chandeliers and the oak internal doors. This is far removed from the conventional apartment and must be viewed to fully appreciate the exceptional proportions, abundance of natural light, historic character and spectacular open views.

- Apartment
- 2 Bedrooms
- Kitchen / Dining Room
- Garage
- Stunning Property
- Living Room
- Superb Location
- EPC Rating: C

NEWCASTLE ROAD, EAST BOLDON
Offers Around £249,000

Communal Entrance hall
The super impressive original entrance withstone flagged floor, impressive ceiling heights and a sweeping staircase to the first and second
floors.

Private hall
A beautiful entrance hall with built in cupboard and character wall mouldings creating a panelled effect with coving, brushed brass light and wall light finishes and oak internal doors to the rooms, herringbone pattern flooring and a radiator.

Living room
17'10" x 11'3"
A sumptuous living room with sash window and south aspect views from the window seat. A lovely log burning stove is seated in the chimney breast with alcove storage and display unit adding more character with the paneling and coving. There are two radiators.

Kitchen diner
15'10" x 9'10"
A new fitted shaker style kitchen with contrasting work surfaces and brushed brass accents housing a sink unit, five burner gas range style cooker with filter canopy over, integral appliances of a fridge freezer and washer, larder cupboard, herringbone pattern flooring, south and west aspect sash windows with lovely views allowing light to flood in, radiator.

Bedroom 1
15'3" x 13'1" max
A lovely double bedroom with brushed brass effect light fittings and the mouldings to the walls, radiator. There is a Jack and Jill door access for radiator. There is a Jack and Jill door access for the bathroom from the bedroom and the hall

Jack and Jill Bathroom
10'11" x 7'10"
This sumptuous room just oozes charm and character having a marble topped vanity unit with His and Her wash basins with wall lights and brushed brass wall mirror above. There is a roll top bath with Victorian shower tap, a WC and separate shower enclosure with a mixer shower having both drencher and spray shower heads, again with brushed brass accents. There is herringbone pattern flooring and a towel radiator

Bedroom 2
12'7" x 10'9"
A second double bedroom and radiator

Garage
A single garage in the garage block with gravel drive and additional visitor parking. There are electric gates to access the Mansion House which provides a lovely degree of security and separation for the gardens and home.

External
Beautiful landscaped gardens with seating areas and superb views due south across fields

Note
Grade 2* Listed Building Mansion House Apartment. Extended Lease to 999 years with a monthly maintenance charge of £100 for the upkeep of communal areas, including buildings insurance. Council Tax Band C, Mains Gas, Electric and Water. Sewerage via a septic tank. Flood Risk very low. Broadband Basic 3 Mbps, Satellite/Fibre TV Availability BT and Sky. Mobile Coverage O2, Vodafone and EE limited, Three unlikely

MICHAEL HODGSON

estate agents & chartered surveyors

Michael Hodgson Chartered Surveyors for themselves and for the vendor(s) of this property whose agents they are, give notice that: 1 The particulars do not constitute any part of an offer or contract. 2. None of the statements contained in these paragraphs as to the properties are to be relied on as statements of representations of fact. 3. Any intending purchaser must satisfy himself or herself by inspection or otherwise as to the correctness of each statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither Michael Hodgson Chartered Surveyors nor any person in their employment has authority to make or give, any representation or warranty whatsoever in relation to this property.5. None of the buildings services or service installation (whether these be the specific responsibility of the freeholder, lessor or lessee) have been tested and is not warranted to be in working order. Nothing in these particulars should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise. 6. It should not be assumed that the property has all necessary planning, building regulations or other consents. 7. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. 8. The copyright of all details and photographs remain exclusive to Michael Hodgson. 9. The particulars are set out for general guidance only for the intending Purchasers and do not constitute part of an offer or contract. Whilst we endeavour to make our sales particulars accurate and reliable, if there is anything of particular importance which you feel may influence your decision to purchase, please contact the office and we will be pleased to check the information. Do so particularly, if contemplating travelling some distance to view the property. 10. All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, however any intending purchasers should not rely on them that statements are representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Independent property size verification is recommended.

4 ATHENAEUM STREET, SUNDERLAND, TYNE & WEAR, SR1 1QX

0191 5657000

www.michaelhodgson.co.uk

RICS