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NORTH TERRACE, SPITAL TONGUES, NE2

Offers Over £650,000

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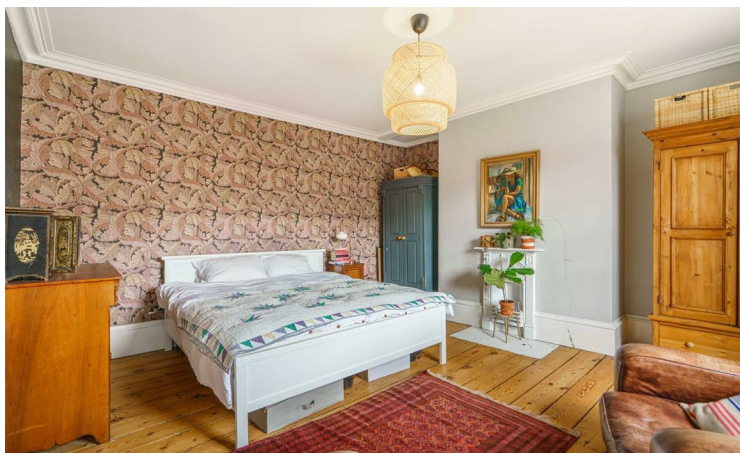


Number 8, North Terrace is a magnificent Victorian townhouse located on one of Spital Tongues' most desirable terraces. It sits proudly on the edge of Newcastle City Centre, while enjoying an enviable open outlook over the Town Moor. Boasting over 3,500 sq ft of generous accommodation across four floors, it also benefits from a detached coach house/annex and a private rear courtyard.

The house is beautifully presented throughout and flooded with light. It has been sympathetically refurbished, retaining its original period character while introducing high quality modern finishes. It also features sensitive updates, such as original sash windows that have been upgraded with discreet double glazing, preserving the elegant façade while improving comfort.

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A tiled entrance vestibule leads into a welcoming hallway and an elegant lounge featuring a wood burning stove and solid wood flooring. This flows seamlessly into the stunning open-plan kitchen, dining, and living space. The south-facing kitchen is fitted with gray Corian worktops and includes a substantial island with breakfast bar, contemporary cabinetry, and integrated appliances, creating a bright and sophisticated social hub. The ground floor also provides access to a stylish shower room with WC.

The lower level provides superb versatility, offering two additional reception rooms (or bedrooms), one of which opens directly onto the courtyard. This level also features a utility room. This floor is ideal for guests, older children, or home working.

The first floor is dominated by a breathtaking full width drawing room – a true showpiece – complete with polished original floorboards, three grand sash windows framing the green views, and a striking period marble fireplace. A generous double bedroom with original floors and cast-iron fireplace completes this level.

The top floor has been reconfigured to create a luxurious principal suite, featuring a contemporary en-suite bathroom and French doors opening onto a private terrace. A further bedroom with Velux rooflight completes the accommodation.

A rare and valuable feature, the detached coach house offers two floors of flexible space – ideal as a self-contained annex, studio, office, or guest accommodation. To the front, a charming town garden with wrought iron railings sets the tone. To the rear, a private courtyard provides access to Framlington Place.

North Terrace offers the perfect balance of tranquillity and convenience, with easy access to Newcastle City Centre, Jesmond, the RVI, and both Haymarket and Jesmond Metro stations. Outstanding state and independent schools, including RGS, Newcastle High School for Girls and Dame Allan's, are all within easy reach.

A truly special home in one of Newcastle's most characterful and connected neighbourhoods.



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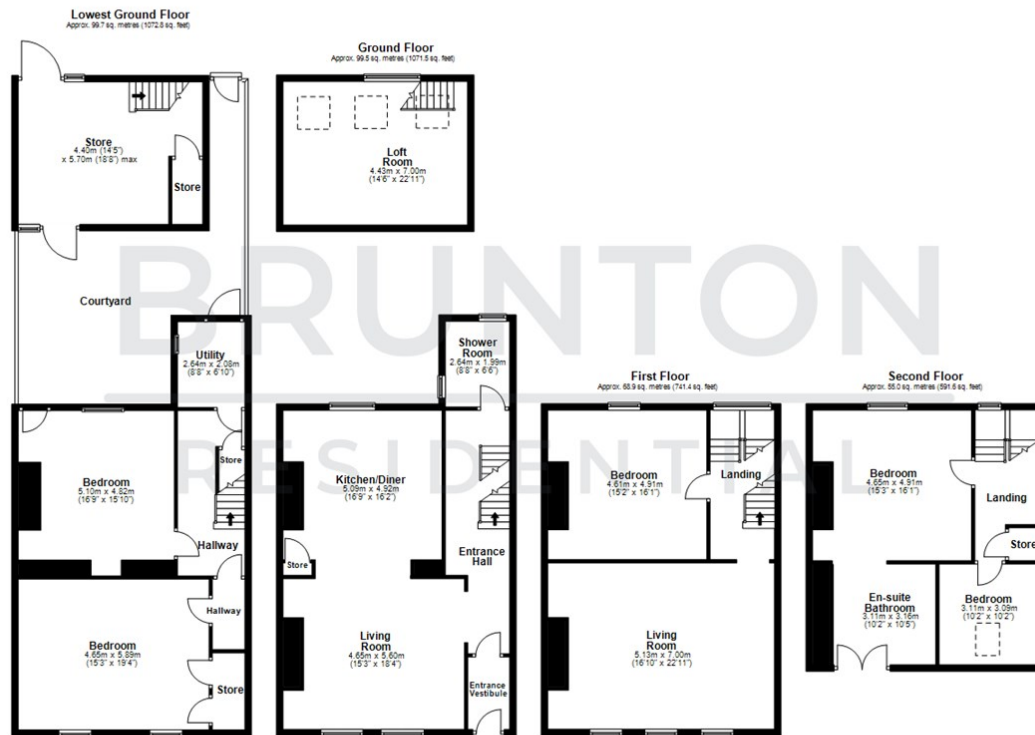
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TENURE : Freehold

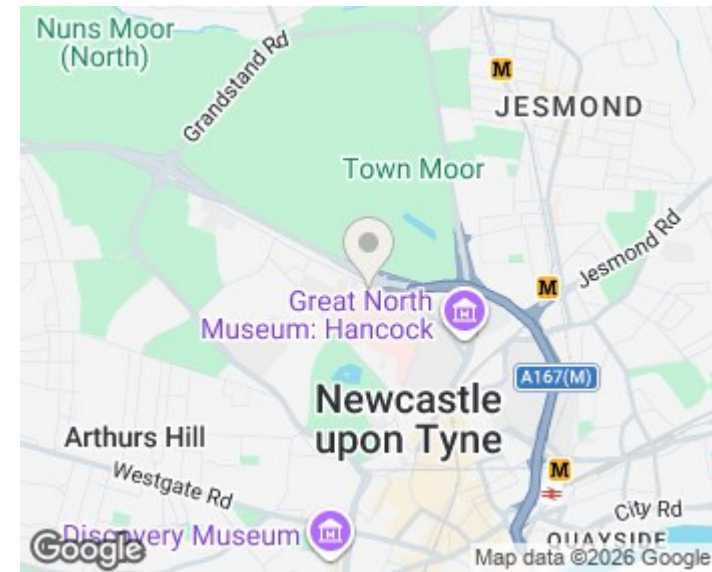
LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : D

EPC RATING : D



Total area: approx. 323.1 sq. metres (3477.3 sq. feet)
All measurements are approximate and are for information only.
Plan produced using PlanSpace.



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			
		68	81
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	