



15 Carlton Terrace

Jesmond Road West



15 Carlton Terrace, Jesmond Road West, NE2 4PD

A magnificent five storey, mid terraced family home within this very fine terrace of John Dobson designed houses, offering great versatility and flexibility in its high quality, luxury accommodation.

This beautiful Georgian property boasts five double bedrooms, four bathrooms, two large reception rooms, a generous kitchen/diner, separate utility, south facing courtyard garden and separate one bedroom annexe.

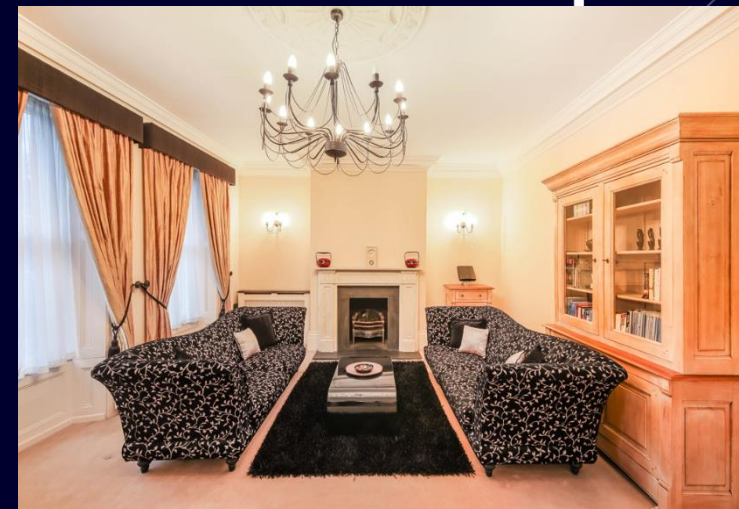
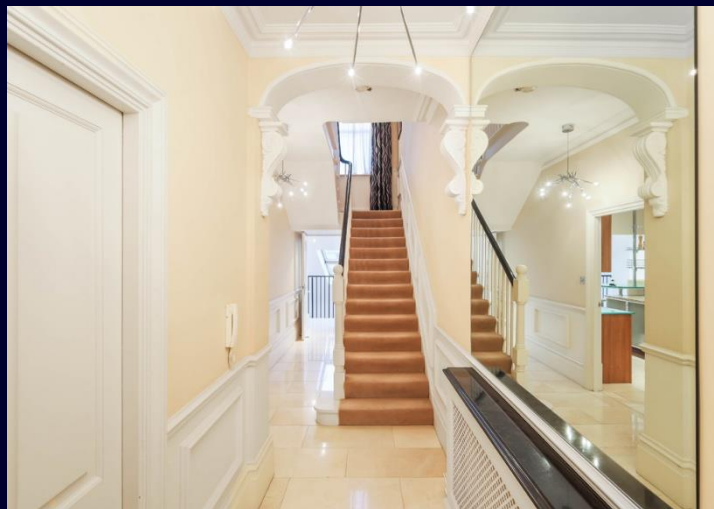
To the rear of the house, adjacent to the courtyard, is a separate mews block with secured garaging for 2-3 cars with an electrically operated door. A versatile space located above the garage, which would lend itself to a variety of uses, is ideal as a self contained studio, office or annexe.

Carlton Terrace, which was designed by the renowned architect John Dobson, dates back to 1840 and is perfectly placed on the edge of Newcastle City Centre offering excellent access to wonderful shops, cafes and restaurants. The property is also situated within walking distance to outstanding independent schooling, the shops and cafes of Jesmond, the RVI and both Newcastle and Northumbria Universities.

Set over five floors, the internal accommodation comprises: Ground Floor - Entrance vestibule | Reception hallway with staircase leading up to first floor | Attractive front sitting room with sash windows | Open plan kitchen/dining room with galleried landing overlooking the garden & living room | Guest WC.

Lower Ground Floor – Impressive family room with double height atrium and access onto the rear yard | Utility room | WC.





First Floor - Beautiful drawing room, or alternatively an additional bedroom, located to the front of the property with a period fireplace and three sash windows | Guest double bedroom with fitted wardrobes | Shower room WC with bespoke panelling to the wall.

Second Floor – Stylish principal suite with access onto a substantial ensuite bathroom with four piece suite | Further double bedroom with ensuite shower room WC.

Third Floor – Double bedroom with ensuite shower room WC.

Externally, the property enjoys a well stocked and presented town garden to the front with wrought iron railings. The delightful, landscaped courtyard garden is placed to the rear and is predominantly south facing and enjoys good privacy and screening, as well as giving access to the detached garage and annexe/studio.

The property benefits from a double garage with electric doors and offers a self-contained, studio apartment above comprising of a versatile open plan living/kitchen/bedroom space and ensuite shower room - perfect for those with visiting relatives, or older children or ideal as a separate home office for working from home.

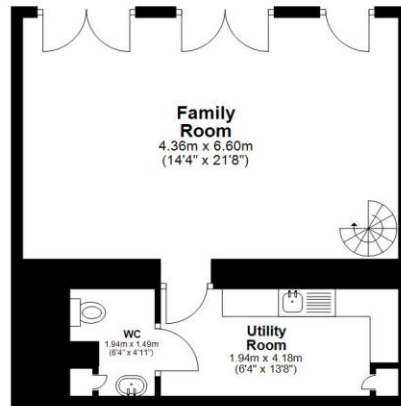
Services: Mains electric, gas, water and drainage | Tenure: Freehold | Council Tax: Band G | Energy Performance Certificate: Rating C

Price Guide: Offers Over £1,000,000



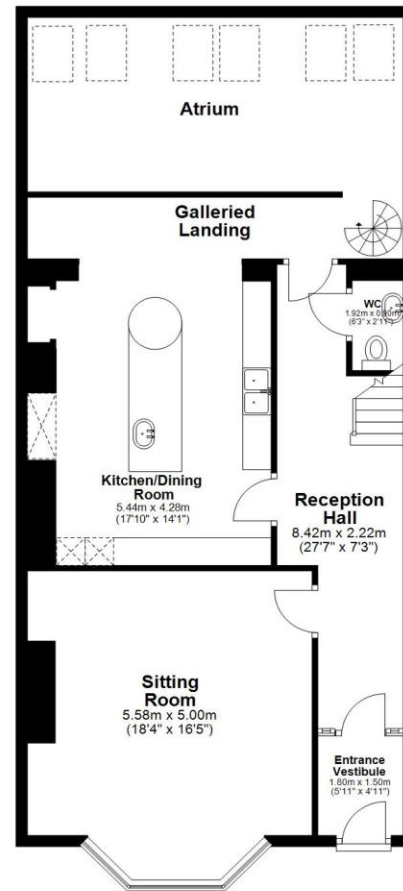
Lower Ground Floor

Approx. 45.1 sq. metres (485.7 sq. feet)



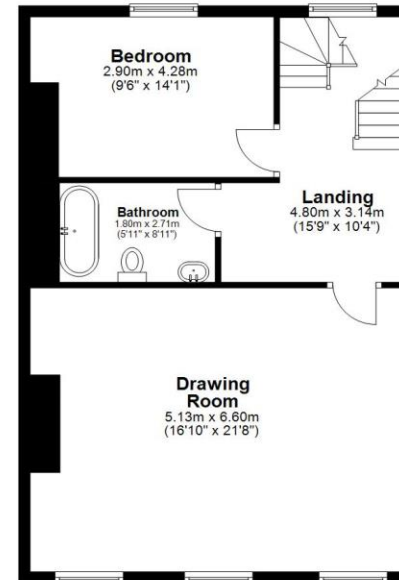
Ground Floor

Approx. 98.2 sq. metres (1056.5 sq. feet)



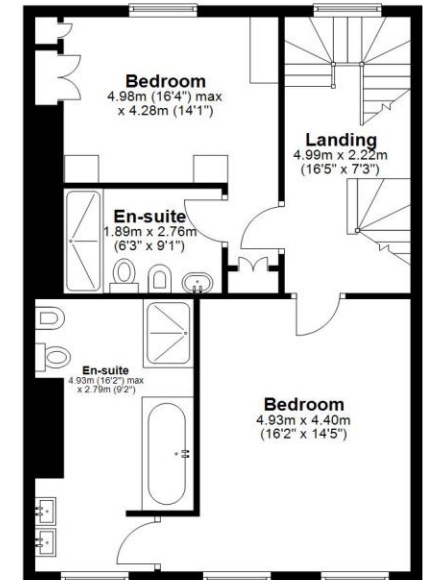
First Floor

Approx. 66.2 sq. metres (712.2 sq. feet)



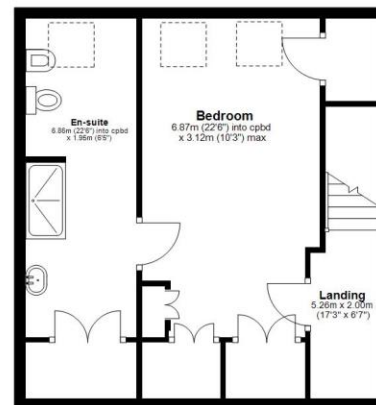
Second Floor

Approx. 66.2 sq. metres (712.2 sq. feet)



Third Floor

Approx. 42.6 sq. metres (459.0 sq. feet)

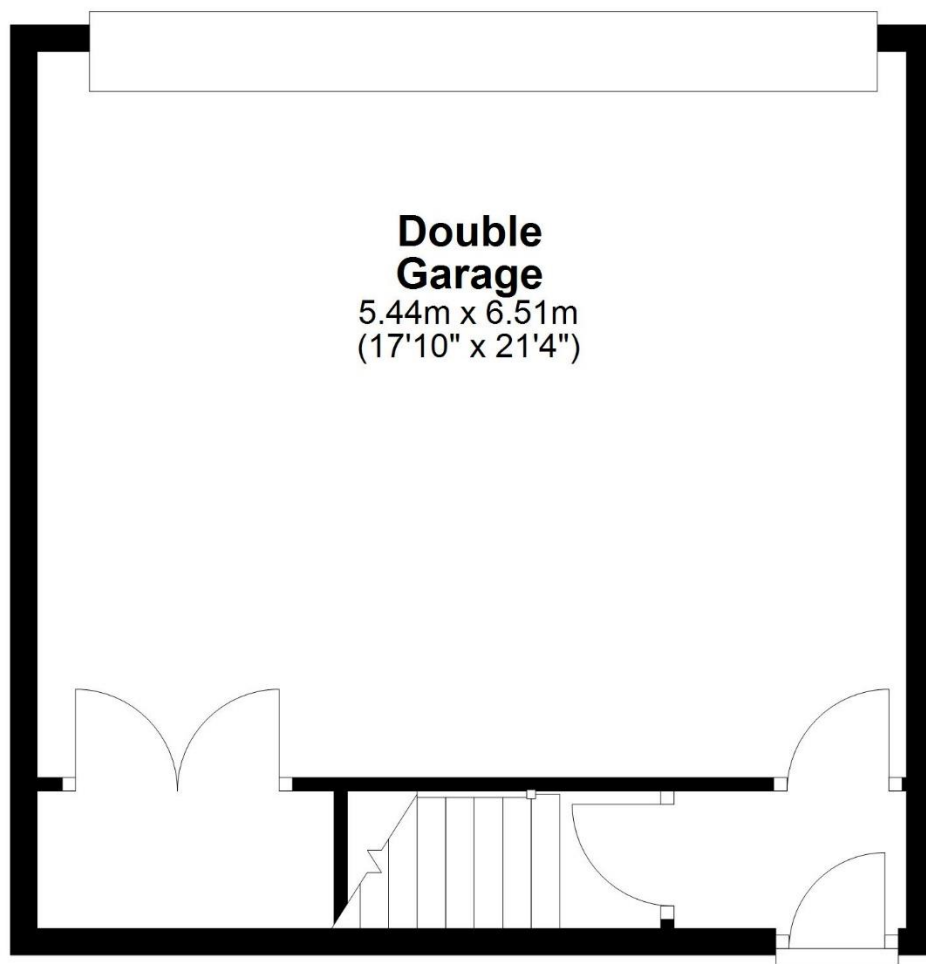


Total area: approx. 318.2 sq. metres (3425.5 sq. feet)

15 Carlton Terrace, Newcastle Upon Tyne

Ground Floor

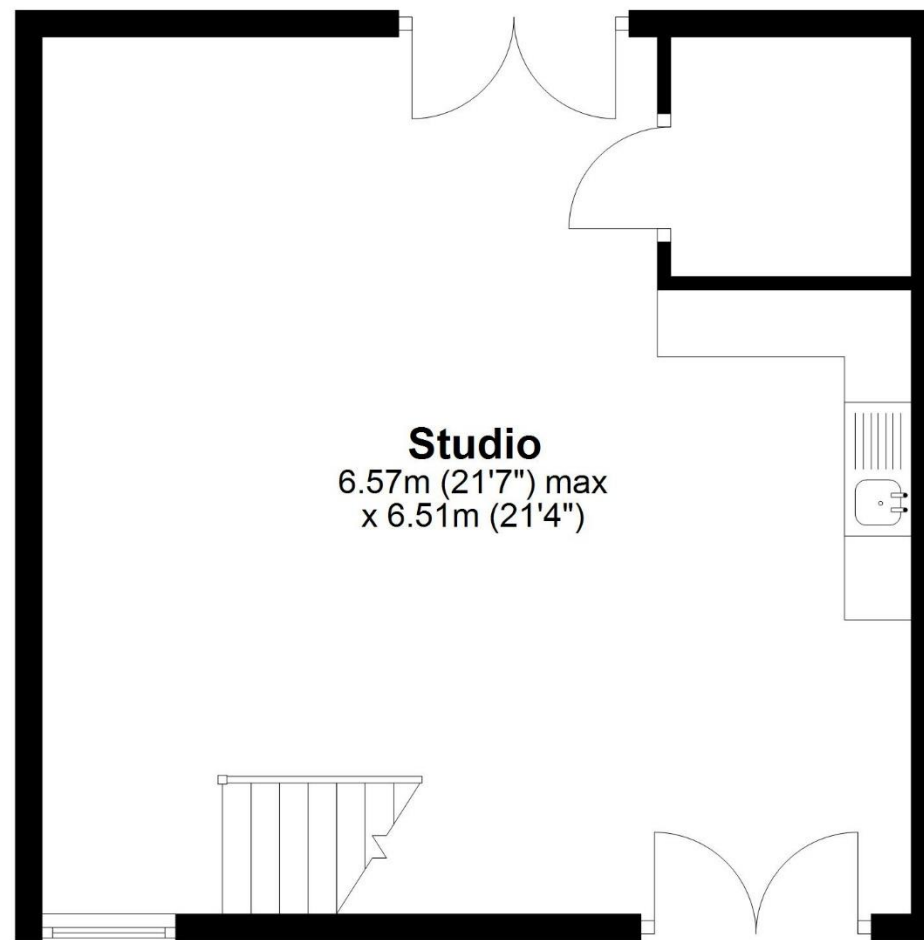
Approx. 42.8 sq. metres (460.4 sq. feet)



**Double
Garage**
5.44m x 6.51m
(17'10" x 21'4")

First Floor

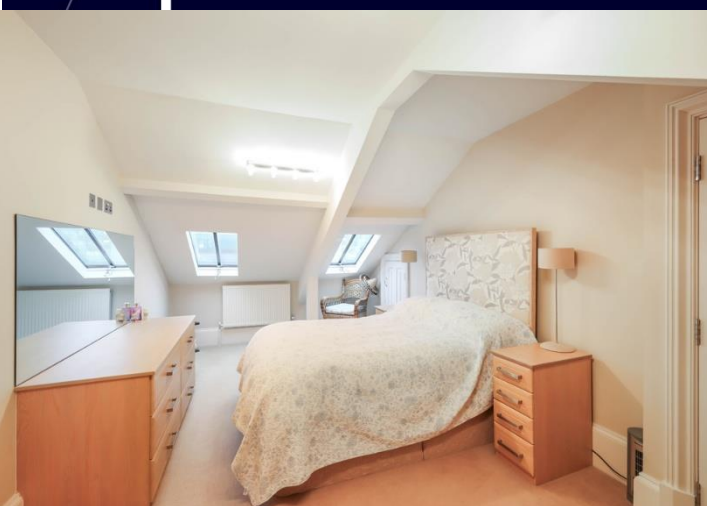
Approx. 42.8 sq. metres (460.4 sq. feet)



Studio
6.57m (21'7") max
x 6.51m (21'4")

Total area: approx. 85.5 sq. metres (920.8 sq. feet)

Studio And Garage, 15 Carlton Terrace, Newcastle



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