



LINDISFARNE ROAD



Price Guide: Offers Over £4 Million

Lindisfarne Road

Exceptional detached Edwardian residence comprehensively remodelled and extended by acclaimed architect Bill Hopper.

- Six luxurious bedroom suites, complemented by versatile reception and family living spaces
- Spectacular open-plan kitchen, dining and family room with floor-to-ceiling glazing and seamless garden access
- Outstanding private leisure suite featuring indoor swimming pool, Jacuzzi, sauna, gymnasium and games room with cocktail bar
- Expansive, beautifully landscaped private gardens with mature woodland, ornamental gardens and south-facing limestone terraces
- Prestigious Jesmond address with secure gated parking and integral garage, moments from Jesmond Dene and Osborne Road

Services: Mains electricity, gas, drainage and water. Gas central heating

Council Tax: Band H

EPC: Rating C

Tenure: Freehold



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Occupying one of Jesmond's most prestigious residential addresses, 13 Lindisfarne Road is an exceptional detached family home that successfully combines the elegance of its Edwardian origins with striking contemporary architecture.

Acquired by the current owners in 2007, the property has been comprehensively remodelled and extended to create one of the most significant private homes within the North East of England. Approached through electrically operated entrance gates, the property enjoys a discreet setting behind its original period façade, which gives little indication of the remarkable accommodation beyond. While the front elevation has been

carefully preserved, the rear of the house has been completely reimaged by acclaimed architect Bill Hopper. Dramatic floor-to-ceiling glazing, clean architectural lines and beautifully considered living spaces create a home that is both visually impressive and perfectly suited to modern family life.

Located just moments from Osborne Road and adjoining the conservation area surrounding Jesmond Dene, 13 Lindisfarne Road enjoys an enviable position within one of Newcastle's most desirable residential neighbourhoods. Combining exceptional architecture, beautifully balanced family accommodation and outstanding leisure facilities, this is undoubtedly one of the city's landmark homes.







Designed for Modern Living

The entrance hall immediately establishes the quality found throughout the property, with porcelain flooring, bespoke oak joinery, an elegant open-tread staircase and a striking glazed turret flooding the space with natural light. Intelligent home automation, integrated audio systems and carefully designed lighting are seamlessly incorporated throughout, complementing the exceptional standard of craftsmanship.

The heart of the home is the magnificent open-plan kitchen, dining and family room extending across the rear elevation. Designed to maximise the connection with the gardens, full-height sliding glazed doors open directly onto the south-facing limestone terraces, allowing the principal living space to flow effortlessly outdoors. The bespoke Poggenpohl kitchen is beautifully appointed with an extensive range of

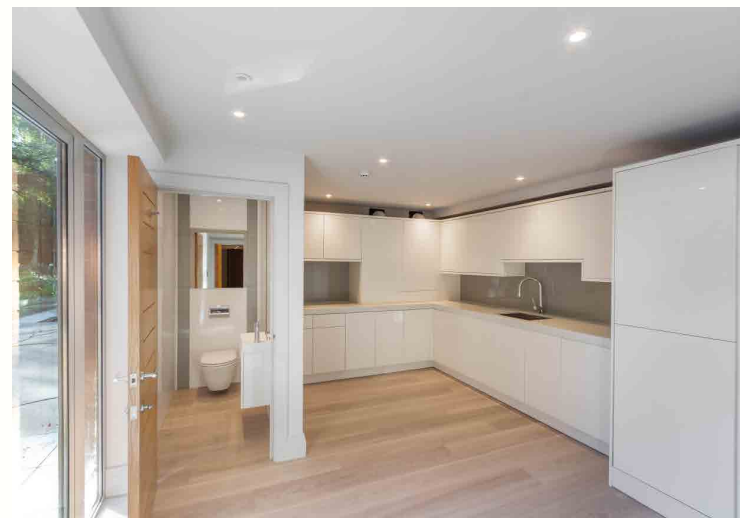
Gaggenau and Miele appliances, generous island units and bespoke cabinetry, whilst a comprehensive range of ancillary accommodation, including pantry, utility and laundry rooms, provides excellent practical support.

A series of elegant reception rooms offer exceptional versatility. The formal drawing room is a beautifully proportioned entertaining space with bespoke walnut cabinetry, contemporary fireplace and integrated media, whilst the adjoining garden room provides a peaceful retreat overlooking the landscaped gardens. A professionally designed study and separate family lounge further enhance the flexibility of the accommodation.





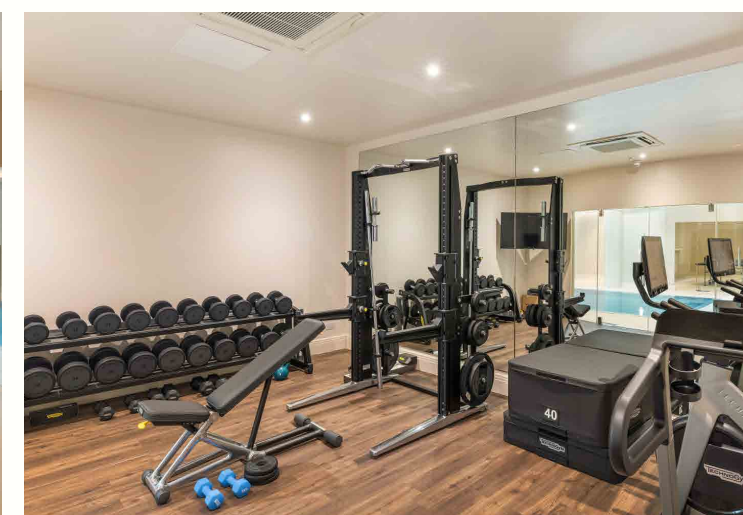
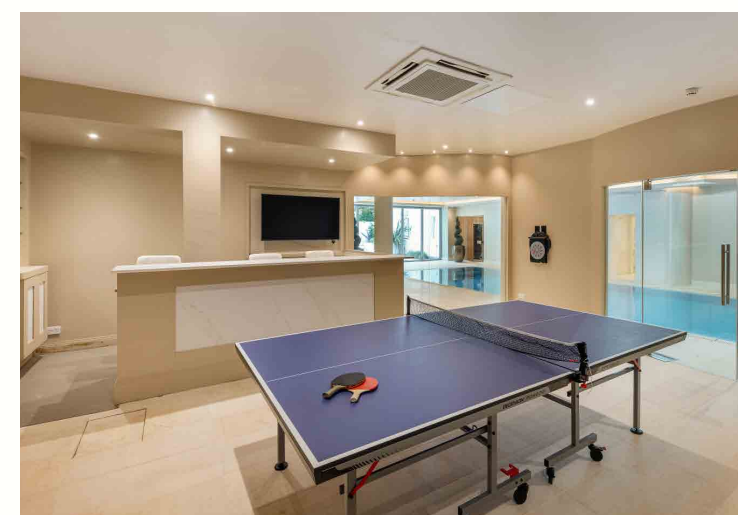
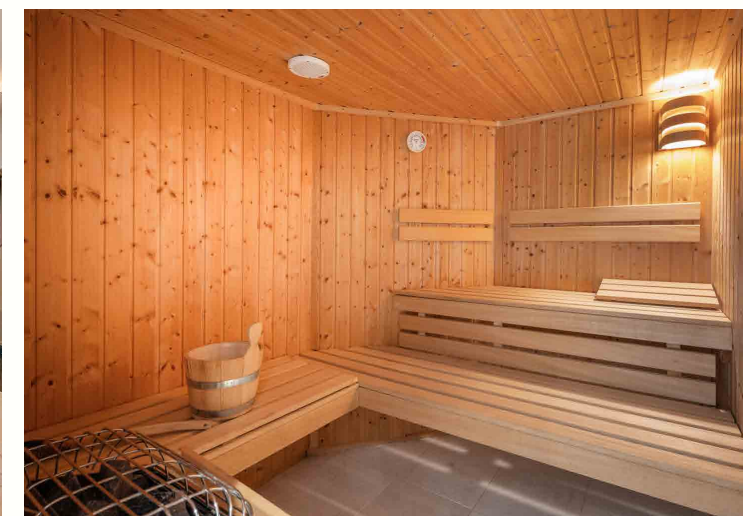
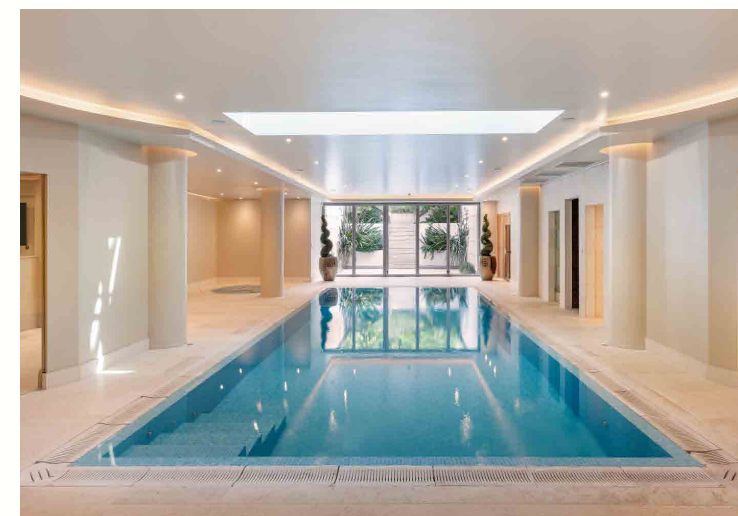






The Ultimate Retreat

The lower ground floor is dedicated to leisure and wellbeing, centred around an impressive indoor swimming pool with adjoining relaxation area and eight-person Jacuzzi. Complemented by a sauna, changing facilities, gymnasium and games room with cocktail bar, this remarkable leisure suite rivals those found in many boutique hotels and private health clubs. Folding glazed doors open directly onto the lower terraces, creating a seamless connection with the gardens beyond.





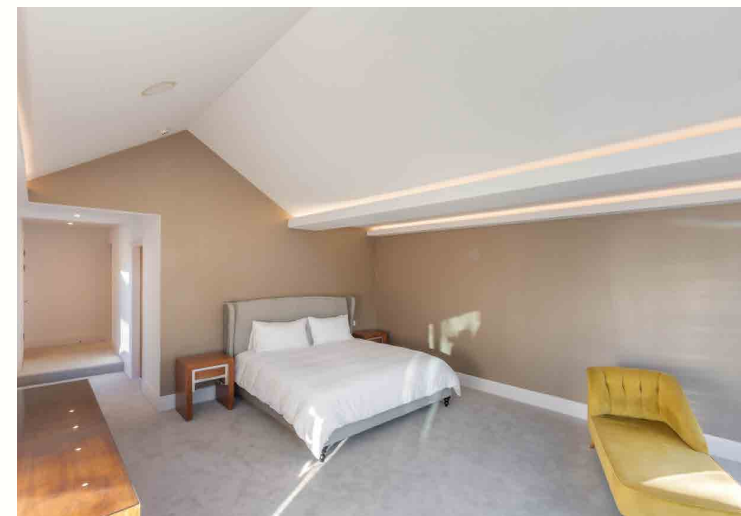
Bedroom Suites Designed for Comfort & Privacy

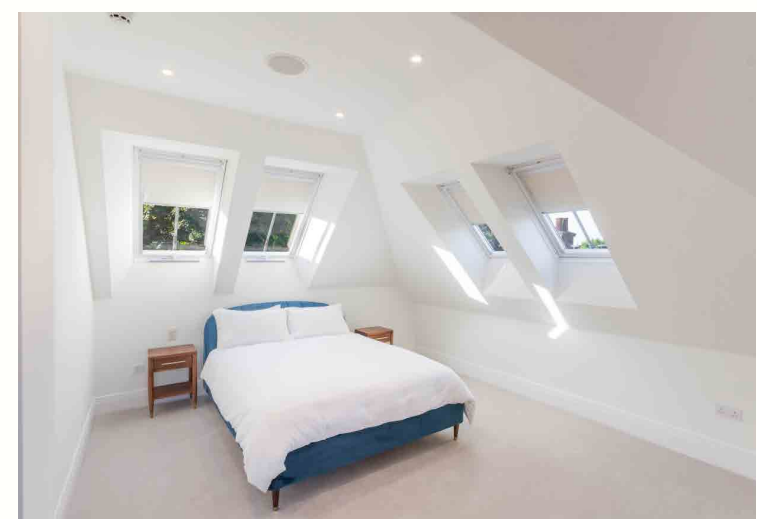
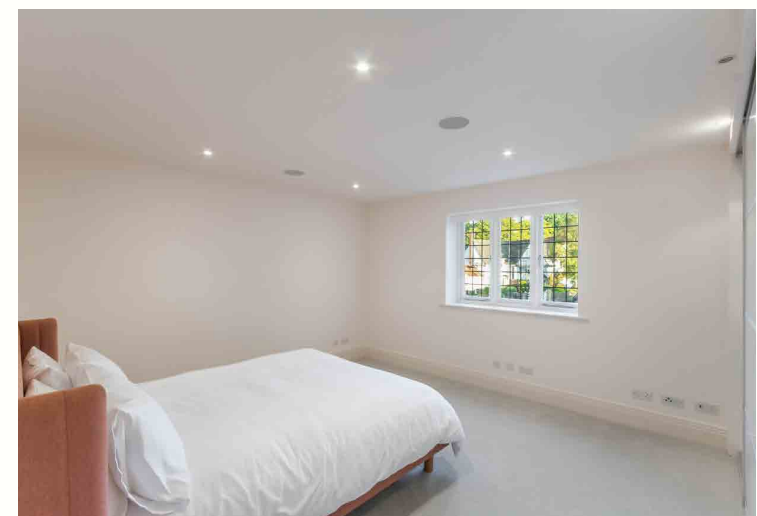
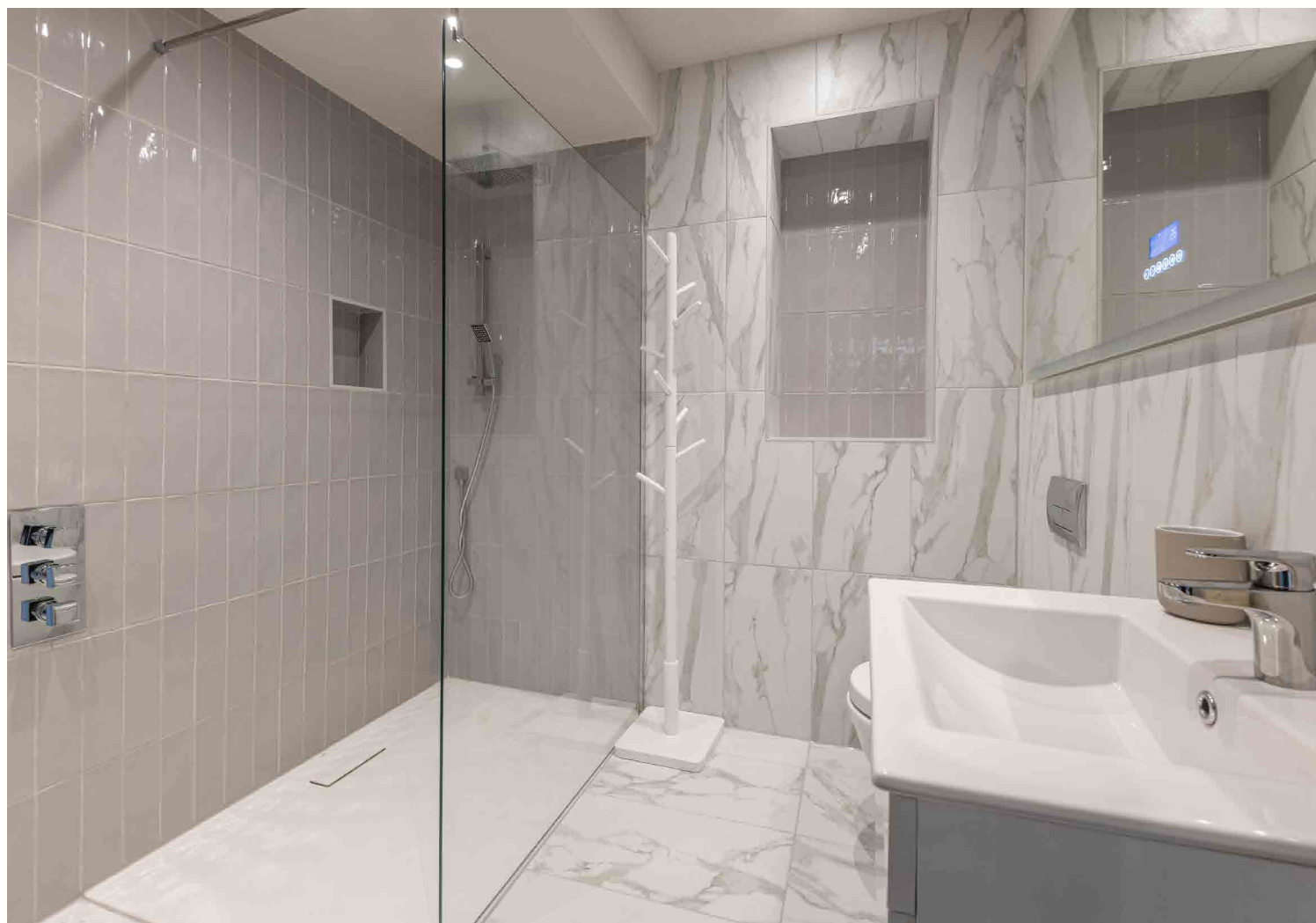
The bedroom accommodation extends across the first and second floors, where six generously proportioned bedroom suites have been thoughtfully arranged to provide both comfort and privacy.

The principal suite occupies a wonderful position overlooking the gardens, incorporating a beautifully

appointed dressing room and luxurious bathroom finished to an exceptional standard.

Each of the remaining bedrooms benefit from fitted storage and their own ensuite facilities, creating outstanding accommodation for both family and guests.





Gardens & Grounds

Externally, the property occupies one of the largest and most private garden plots within Jesmond.

Beautifully landscaped terraces lead onto expansive lawns bordered by mature specimen trees, established planting and ornamental gardens, creating a wonderful sense of privacy and tranquillity.

The historic Secret Garden, together with former stone outbuildings and mature woodland, provides an increasingly rare setting, whilst secure gated parking and an integral garage complete the accommodation.

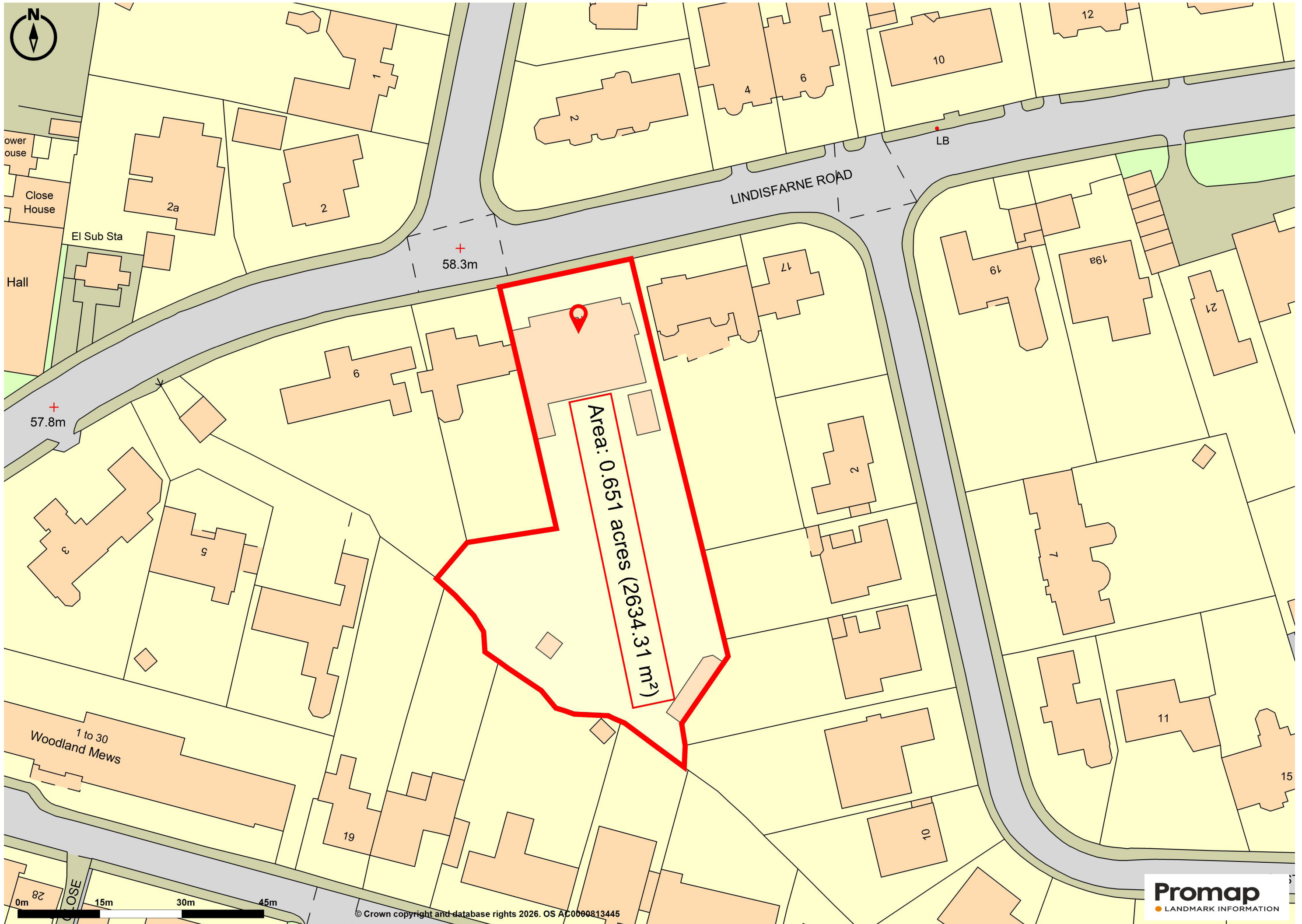






Floorplans & Site Layout

**FLOORPLANS
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