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FRONT STREET, WHITBURN, SUNDERLAND £1,250,000

Properties of this calibre are extremely rare to the market and this property offers a discerning purchaser a simply exquisite home. Whitburn House commands an elevated position on Front Street within Whitburn Village which is considered to be one of the pinnacle areas within the region offering a superb location providing convenient access to Sunderland, South Shields, Newcastle and beyond. Whitburn Village boasts an array of shops and amenities as well as being close to the sea front, its beaches and stunning coastline. The property itself dates back, in part, to the 1600's and offers exceptional space and quality throughout whilst retaining many period features, charm and elegance within this Grade II listed residence. The living accommodation is arranged over three floors and briefly comprises of: Entrance Hall, Drawing Room, Dining Room, Living Room, Kitchen / Breakfast Room, Utility, Library, Garden Room / Conservatory, Study, Butler's Pantry, 2 WC's and to the First Floor, Landing, 5 Bedrooms, 4 En Suites, Dressing Room, 2 WC's, 2 Study's and a superb Snooker Room. To the Second Floor there is a Bathroom and Bedroom. Externally the property is accessed via a shared gated entry that leads to a sweeping block paved driveway opening to an inner courtyard providing ample car parking with access to the rear and side of the house. The property is set on an extensive mature garden stocked with an abundance of plants, trees, and shrubs in addition to a 20m greenhouse with an attached gardeners store room to the rear of the garden surrounded by lawns and well stocked herb gardens. There is the added benefits of a fantastic lower garden level that has a full size grass tennis court. Within the garden is an impressive listed re built ruin from St Johns Church in Newcastle dating back to circa 1600. There is also vehicular access from North Guards to the rear of the garden and stables. Viewing of this truly outstanding home is unreservedly recommended.

Detached House

6 Bedrooms

Impressive Property

6 Reception Rooms

Extensive Gardens

Grade II Listed

Stunning Location

EPC Rating: E



FRONT STREET , WHITBURN, SUNDERLAND

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Entrance Hall

The entrance hall is accessed from both the front and rear elevations having a double radiator, stairs to the first floor, two single glazed sash style windows overlooking the inner courtyard and gardens.

Drawing Room

12'1" x 24'4"

The formal drawing room provides a light and airy space having two windows to the front elevation, a glazed door leading to the side elevation, two radiators, feature marble fireplace with gas fire, inset speakers to the ceiling.

Dining Room

25'0" x 16'7"

An impressive dining room having half wood panelled walls, double radiator, two windows to the front elevation, feature fireplace with gas fire, inset speakers to the ceiling.

Living Room

17'8" x 16'8"

The living room has two windows to the front elevation, radiator with cover, feature fireplace with gas fire, inset speakers to the ceiling, fitted shelving to two alcoves.

WC

Pedestal basin, radiator, single glazed window, low level wc

Butler's Pantry

A useful butler's store fitted with a range of storage cupboards and drawers, Belfast sink, radiator

Kitchen / Breakfast Room

16'6" x 24'1"

The Kitchen has a range of floor and wall units, granite worktops, AGA with four ovens, hot plate and two warming plates, integrated wine fridge, dishwasher, fridge, freezer, communications cupboard, two windows to the side elevation, glass display cabinets, delft rack, inset speakers to the ceiling, recessed spot lighting, two radiators.

Side Entrance Hall

Known as The Tradesman's Entrance providing access to the walk in cook's pantry, wine cellar and 22m store room and a door into the kitchen.

Utility Room

12'10" x 16'11"

The utility has a range of fitted storage cupboards, plumbed for washer and dryer, stainless steel sink and drainer with mixer tap, recessed spot lighting, door access to the inner courtyard / garden.

WC

Low level wc, pedestal basin, radiator

Library

16'4" x 21'4"

A stunning room having a bespoke fitted library with shelving and drawers to one wall, radiator with cover that matches the library fittings, feature fireplace with gas fire and tiled surround, opening to the garden room, inset speakers to the ceiling

Garden Room / Conservatory

16'8" x 14'8"

The Garden Room has a range of timber framed double glazed windows and timber framed French doors opening to the rear garden, radiator with cover

Study

16'5" x 12'11"

The study has two windows to the side elevation, double radiator, ornate fireplace with gas fire, fitted shelving, drawers and two desks.

First Floor

The landing has a window to the front elevation, three single glazed sash style windows to the rear elevation and a bay window to the side elevation, two double radiators

Bedroom 1

25'8" x 15'8"

The Master Bedroom commands superb views over Whitburn Front Street having two windows to the front elevation and a bay window to the side elevation, two double radiators, ornate feature fireplace

En Suite

White suite comprising low level wc, his and hers wash hand basin, double width shower with rainfall style shower head, recessed spot lighting, double radiator, bay window to the side elevation, loft access, extractor

Dressing Room

6'0" x 5'11"

Accessed from bedroom 1

Bedroom 2

13'4" x 15'1"

Front facing having two windows, ornate feature fireplace, storage cupboard, radiator with cover

En Suite

Suite comprising low level wc, pedestal basin, shower with tiled splash back, part tiled walls, recessed spot lighting, fitted storage and shelving

Bedroom 3

17'10" x 14'6"

Front facing having two windows, double radiator, two sets of fitted wardrobes and matching dressing table.

WC

Low level wc, radiator, pedestal basin

Study

9'11" x 10'7"

The study has three single glazed sash style windows to the rear elevation enjoying stunning views over the rear garden, double radiator

Dressing Room

14'0" x 6'10"

The dressing room has a full range of floor and wall units with matching drawers, radiator

Bedroom 4

12'5" x 13'5"

Single glazed sash window to the side elevation, double radiator.

En Suite Bathroom

Suite comprising low level wc, pedestal basin, corner shower with tiled splashback, bath, part tiled walls, radiator, extractor, recessed spot lighting, loft access

Bedroom 5

15'4" x 18'0"

Window to the side elevation, radiator, recessed spot lighting

Study

15'5" x 13'1"

Accessed from the bedroom having a window to the side elevation, radiator, recessed spot lighting

En Suite

Modern suite comprising shower with tiled splash back, part tiled walls, wash hand basin with mixer tap set on a vanity unit, recessed spot lighting, tiled floor

WC

Jack and Jill style WC accessed from bedroom 5 and the hallway having a low level wc, pedestal basin, radiator

Snooker Room

33'5" x 16'7"

A fantastic snooker / entertaining room having a window overlooking the courtyard and two to the rear, three double radiators, impressive fireplace with basket style gas fire

Second Floor

French doors opening to the front elevation

Bedroom 6

15'1" x 11'5"

Front facing, window to the front elevation, T fall roof in part, double radiator, ornate feature fireplace, two storage cupboards and storage under the eaves. This room was formerly the servant's quarters.

Bathroom

Luxury white suite comprising low level wc, pedestal basin, Jacuzzi style bath with mixer tap, double length shower with tiled splash back, window to the front elevation, storage under eaves, two storage cupboards, recessed spot lighting, T fall roof in part, double radiator

Externally

Externally the property is accessed via a shared gated entry that leads to a sweeping block paved driveway opening to an inner courtyard providing ample car parking with access to the rear and side of the house. The property is set on an extensive mature garden stocked with an abundance of plants, trees, and shrubs in addition to a 20m greenhouse with an attached gardeners store room to the rear of the garden surrounded by lawns and well stocked herb gardens. There is the added benefits of a fantastic lower garden level that has a full size grass tennis court. Within the garden is an impressive listed re built ruin from St Johns Church in Newcastle dating back to circa 1600. There is also vehicular access from North Guards to the rear of the garden and stables.

M I C H A E L H O D G S O N

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