

A magnificent, 1920's individual four bedroom detached house, occupying an enviable position providing wonderful views towards the sea. Internally the immaculately presented and generously proportioned accommodation is accessed via an entrance vestibule, connecting through to an impressive reception hall with a grand staircase to the first floor, 3/4 panelled walls and a cloakroom/wc. The superb lounge has a striking limestone fireplace, there is a separate dining room and a bespoke kitchen, with solid oak units, granite worksurfaces and an Aga full electric range. From the kitchen, glazed doors lead through to a fabulous, substantial split level conservatory offering a pleasant aspect over the gardens. Completing the ground floor layout is a useful utility, with fitted units and Silestone worksurfaces. On the first floor there are four bedrooms, three benefitting from fitted wardrobes and there is a fabulous, luxury family bathroom/wc with a walk in shower. Externally a driveway provides off street parking and access to an attached, larger style garage with remote control access door. The gardens are wonderful, well maintained with a lawn, spacious patio area, providing an ideal space for outdoor entertaining, a pond and established, well stocked borders. This convenient and desirable location is ideally positioned for enjoying the coastline and fabulous beaches, close to local amenities, shops and schools as well as offering easy access to transport connections. The property enjoys many appealing attributes, although of special note are the windows, the majority being upgraded whilst retaining the charming stained and leaded glass top lights, along with some feature full stained and leaded glass windows. We highly recommend a detailed inspection in order to fully appreciate this unique home with its sought after location, tremendous views, spacious rooms and ready to move into accommodation.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via entrance door.

## Entrance Vestibule

Inner door connecting through to hallway.

## Reception Hall



Spacious and impressive hallway with beautiful feature single glazed stain/lead glass window, attractive 3/4 quarter panelled walls, grange staircase leading to first floor, built in cloaks cupboard and cast iron period style radiator.

## Cloakroom/WC



Low level WC and washbasin set into vanity unit, UPVC double glazed window with single glazed stain/lead top light, tiled walls and floor.

## Lounge 14'9" x 13'10"



Two double glazed corner style windows with single glazed

stain/lead glass to lights, the windows provide a delightful view over the garden and sea beyond, feature Limestone fireplace and radiator.

## Dining Room 10'9" x 12'11"



Double glazed bay window to side overlooking the garden with single glazed stain/lead glass top lights, and radiator.

## Kitchen 9'0" x 19'8"



Fitted with an impressive range of Bespoke solid oak wall and base units with Granite work surfaces over incorporating Belfast style sink, Aga full electric range, Aga fridge and integrated slimline dishwasher, attractive tiled floor, gas stove, fitted display cabinet with lighting.

## Utility 8'9" x 15'10"



Fitted base units with Silestone work surfaces over incorporating inset sink unit, space for under counter freezer and washing machine, radiator, built in cupboard, wall mounted boiler, and single glazed feature window with

stain/lead glass, tiled floor, double glazed door to rear garden and door to garage.

## Conservatory 20'4" x 12'5" plus 13'3" x 10'2"



UPVC double glazed windows providing a delightful aspect over the gardens, attractive stone flag floor, glazed roof and six radiators.

## First Floor Landing



Radiator, window and useful built in cupboard providing storage space along with loft access hatch.

## Bedroom 1 17'6" x 13'11"



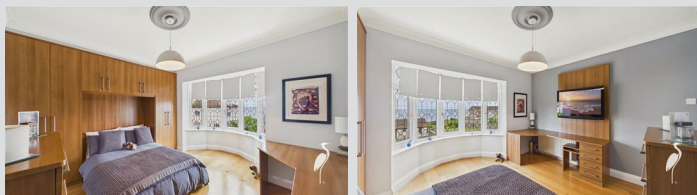
Bay window to rear, two further windows to side, double glazed with single glazed stain/lead glass top lights, the windows provide wonderful views towards the sea, impressive range of fitted wardrobes with matching drawer units and TV cabinet, radiator.

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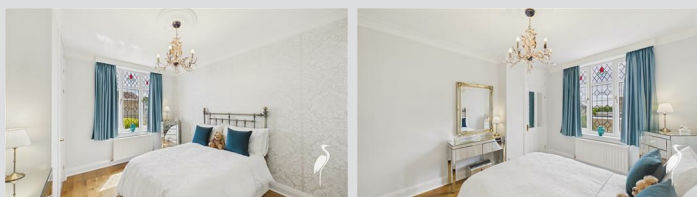
# MAIN ROOMS AND DIMENSIONS

## Bedroom 2 10'9" x 12'11"



Double glazed bay window to the side with single glazed stain/lead glass top lights providing views towards the sea, fitted wardrobes and matching desk unit, radiator.

## Bedroom 3 10'5" x 13'10"



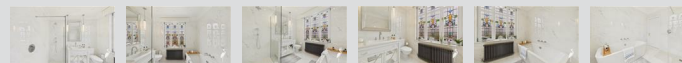
Double glazed window with single glazed stain/lead glass top lights, fitted wardrobes and built in cupboard with shelving, radiator.

## Bedroom 4 7'4" x 6'10"



Double glazed window to front with single glazed stain/lead glass top lights, radiator.

## Family Bathroom



This stunning luxury suite comprises low level WC, Villeroy and Boch washbasin set on vanity unit, bath and step in shower with mains shower, beautiful tiled walls and floor, single glazed feature window with stain/lead glass detailing, and period style radiator.

## Outside

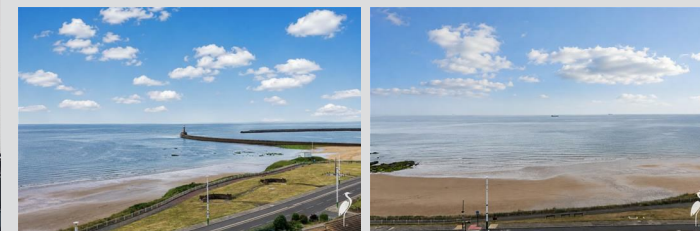


The property benefits from a driveway providing off street parking with access to the garage, a particular feature of the property is the beautiful gardens which wrap around the front, side and rear with lawned areas, delightful patio area perfect for entertaining, and established well stocked borders.

## Garage 11'1" x 26'0"

Attached larger than average garage with remote control up and over access door, overhead storage and internal door to utility. External door to rear garden.

## Sea Views



## Council Tax Band

The Council Tax Band is Band E.

## Tenure Freehold

We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor.

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must satisfy themselves by inspection or otherwise as to the correctness of each of them. Independent property size verification is recommended.

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## Sea Road Viewings

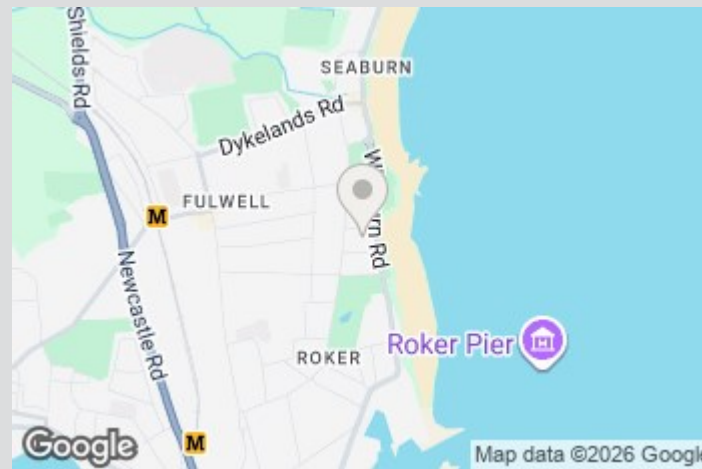
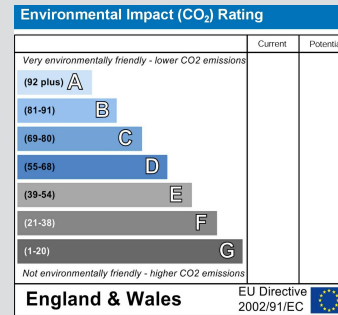
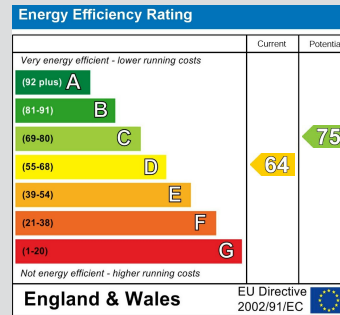
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at peterheron.co.uk

## Opening Times

Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

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**Ground Floor**



**First Floor**

**Approximate total area<sup>(1)</sup>**

221.7 m<sup>2</sup>

2386 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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