

# The Garth

UNDERCLIFF | CLEADON LANE | CLEADON | SUNDERLAND



**FINEST**  
PROPERTIES



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The imposing west wing of a Grade II Listed  
Victorian manor house featuring grand living spaces  
and beautiful formal gardens

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Cleadon 0.4 miles | Whitburn 1.6 miles | South Shields 3.7 miles | Sunderland 4.5 miles  
Newcastle Upon Tyne 11.7 miles | Newcastle International Airport 16.9 miles





## Accommodation in Brief

### Ground Floor

Entrance Vestibule & Inner Hall | Kitchen  
Reception Hall/Dining Room | Living Room

### First Floor

Landing | Four Bedrooms | Two Bathrooms | Study







## The Property

One wing of a Victorian manor house, The Garth forms part of the historic Undercliff Hall, located in the highly sought-after village of Cleadon. Set within picturesque mature gardens, this substantial family home offers nearly 2,700 square feet of living space, rich in period character and elegance. Just a short distance from the stunning Seaburn Beach and Whitburn, the property also benefits from excellent local amenities and transport links.

The property is approached through an impressive stone-pillared entrance, leading to a long, shared driveway and a spacious gravelled courtyard. The stately façade showcases classic Victorian architecture, with grand proportions, elegant columns, and original features.



Inside, the entrance vestibule opens into a magnificent inner hall, featuring rich wood panelling and an original stone fireplace. The expansive reception hall offers a stunning focal point with a large leaded picture window framing views of the garden.

The full-width drawing room, with its delightful decorative ceiling, period fireplace, and three large south-facing windows, is bathed in natural light and provides a grand space to entertain or relax. The well-appointed kitchen combines modern convenience with traditional craftsmanship, featuring fitted cabinetry, granite work surfaces, and integrated appliances, with direct access to a rear courtyard.

Upstairs, the property boasts four spacious bedrooms. The principal bedroom is a generous double room, highlighted by dual-aspect windows, exposed beams, and a period fireplace. Two further double bedrooms feature original fireplaces, while the fourth bedroom offers flexibility for family use or guest accommodation. The home also includes a study, perfect for working from home or as a nursery. There are two luxurious bathrooms—one featuring a freestanding bath, and the other finished in chic black tiling with period-style fixtures.

A large basement provides additional storage or potential for further development, adding versatility to this already generous home.









## Externally

The extensive gardens surrounding The Garth are equally impressive, with mature trees, shrubs, and well-tended lawns providing privacy and a peaceful setting. A raised graveled terrace leads down a set of grand steps to a formal lawn, perfect for outdoor gatherings. A second paved patio features a built-in BBQ, pizza oven, and seating area, ideal for summer entertaining. The detached wooden summer house, currently used as a bar, could easily serve as a studio, home office, or private retreat.

Additional parking is available on a separate plot of land directly opposite the house.





## Local Information

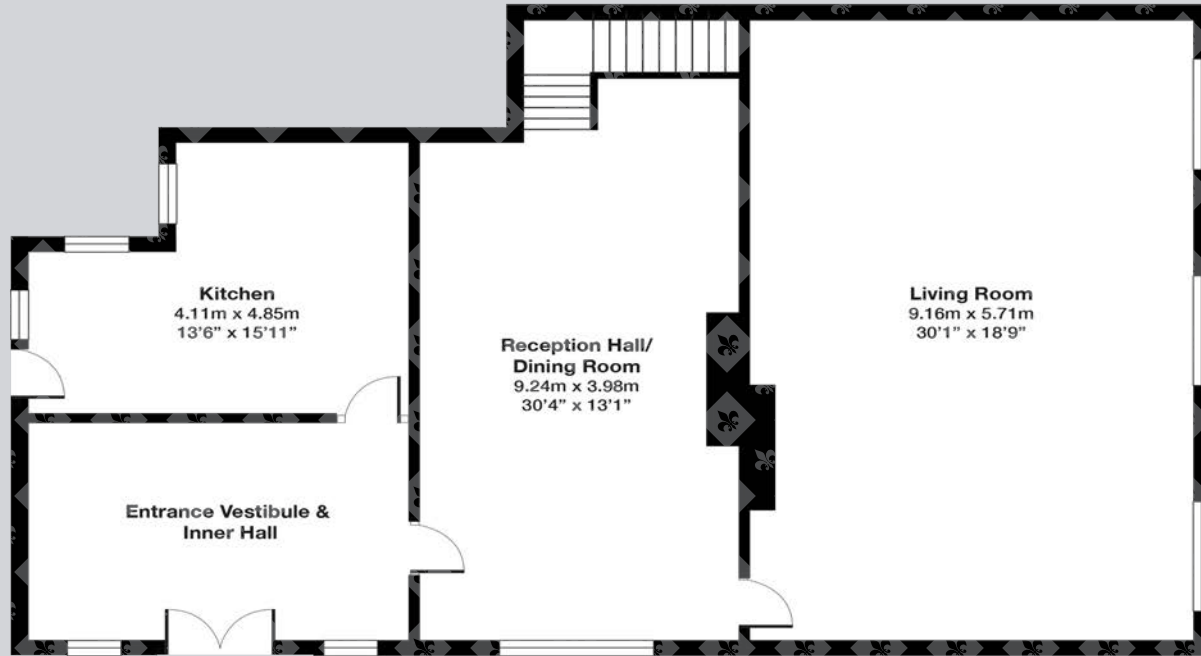
Cleadon Village is ideally located, providing convenient access to a range of well-regarded shops, excellent local schools, and a wealth of amenities. The area benefits from outstanding transport links to both Sunderland and Newcastle city centres, making commuting effortless. Additionally, the village is just a short stroll from the charming village of Whitburn and the scenic Seaburn Beach, known for its picturesque seaside walks, popular restaurants, and welcoming pubs. South Shields award winning beach is minutes away

Cleadon is a charming village in South Tyneside, England, known for its scenic countryside, historic windmill, and picturesque Cleadon Hills offering stunning views. Visitors can explore Cleadon Tower, stroll through nature reserves, and enjoy local pubs. It's an ideal spot for peaceful walks and outdoor activities.

Cleadon offers access to excellent schools, including Cleadon Church of England Academy, a well-regarded primary school. Nearby secondary schools include Whitburn Church of England Academy and St. Wilfrid's RC College in South Shields, both highly rated.

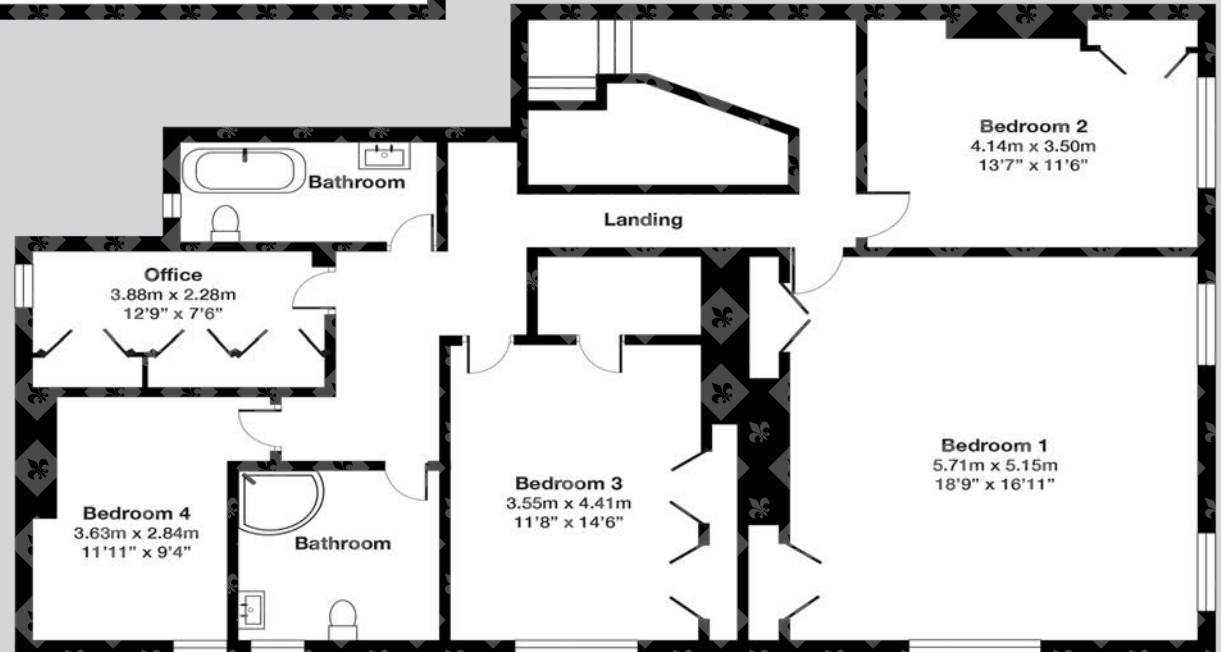
Cleadon is well-connected for commuters. It's close to the A19 and A1018, providing easy access to Sunderland) and Newcastle. Seaburn Metro Station, a short drive away, offers public transport links. Bus services connect Cleadon to nearby towns, making it convenient for daily travel.

# Floor Plans



Ground Floor

First Floor



Total area: approx. 124.87 sq. metres

Google Maps

what3words



///emerge.point.reader

## Wayleaves, Easements & Rights of Way

The property is being sold subject to all existing wayleaves, easements and rights of way, whether or not specified within the sales particulars.

## Services

Mains electricity, gas and water. Drainage to septic tank.

Gas fired central heating.

**Postcode**

SR6 7UX

**Council Tax**

Band G

**EPC**

Rating E

**Tenure**

Freehold

## Viewings Strictly by Appointment

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