



# Nook House, Jesmond Park East Newcastle upon Tyne NE7 7BT

## SITUATION AND DESCRIPTION

Believed to have been originally constructed circa 1905 and occupying a magnificent site within Jesmond Park East on the corner of Melbury Road is this outstanding detached luxury house.

The property was purchased by the present owner in 1976. The beautiful gardens and grounds are enclosed within a brick wall boundary with large mature trees giving privacy and seclusion. The whole site extends to circa 0.658 acres.

To the western boundary of the house the former grounds of Mancroft are currently subject to a planning application to create luxury housing.

The property has stunning grounds with fabulous mature trees and rhododendrons giving delightful colour in season.

The house benefits from a number of outstanding features. The windows are particularly impressive with stone mullions and stained and leaded glass. The main entrance is delightful - a stone archway surrounds the beautiful panelled door, and there is an elaborate external lantern light.

The main accommodation to the property comprises:

Entrance vestibule leading to the magnificent hall with oak solid wood flooring, impressive fireplace and beautiful panelled solid oak internal doors with fabulous brass and copper finger plates and door furniture. From the main hall one gains access to three impressive reception rooms, a drawing room, family sitting room and a dining room. The dining room benefits from beautiful oak panelling and an Inglenook fireplace. Leading from the hall is a cloakroom with separate wc, utility room, kitchen and family breakfast room, which has hand painted cabinets and built-in appliances as well as a four-oven Aga. From this area access is gained to the second rear staircase as well as a laundry room.

To the first floor the magnificent staircase and landing provide a beautiful focal point to the house. The first floor landing connects to four double bedrooms, the master with a beautiful west facing Inglenook and a lovely view to the south. The master bedroom leads to an en suite dressing room, presently used as a study. One bedroom has an en suite shower room and two other double bedrooms have lovely views over the gardens. The second bedroom has a stunning fireplace and a beautiful semi-circular bay window. The main family bathroom/wc has been refurbished recently to a very high standard, including an oval bath and a walk-in wet room.

The second staircase gives access to the second floor of the property where there are two further bedrooms, one with an en suite bathroom and a separate wc.

Nook House offers a very high standard of accommodation within a mature residential area of Newcastle. Its location and ease of access to Jesmond Dene are enviable. Good transport services connect to the city centre as well as the Coast Road linking to other parts of northern Tyneside.

This is a stunning property situated in beautiful grounds and is certainly one of the finest residential houses within the north of England.

The principal entrance into the property is from its eastern elevation, with an arched stone portico. The main panelled door leads through to an entrance vestibule.

## ENTRANCE VESTIBULE

With oak wood parquet flooring, side window and internal panelled and stained and leaded glass door connecting through to the principal reception hall.

## RECEPTION/HALLWAY (south facing)

28ft 10" x 15ft (8.79m x 4.57m)

Fabulous oak herringbone flooring contrasts with magnificent oak panelling, which extends to delft rack height. The reception hallway features a large elaborately carved fireplace surround in oak with an open grate and patterned tiled surrounds. Other benefits include a stone mullioned window looking onto the garden room/conservatory, a telephone point, burglar alarm control panel, cornice detailing, beautifully intricate polished brass light fittings and a central heating radiator.

From the hall, a number of doors lead to the principal accommodation. The doors are panelled with brass and copper finger plates. The first gives access to:

## CLOAKROOM

With wood flooring, a range of storage cupboards and a vanity wash hand basin with a Victorian upstand surround and store cupboards beneath. A panelled door leads to:

## SEPARATE WC

With close-coupled wc with wood seat and a continuation of the wood flooring.

Beneath the stairs a partially glazed panelled door leads through to:

## UTILITY/STORE ROOM

With secure under stairs cupboard, a door leading to the dining room and incorporating a serving hatch. The utility area has a terracotta floor with contrasting tiled inserts and a panelled door linking to the kitchen/breakfast room. There is also access to an understairs wine store.

## KITCHEN/BREAKFAST ROOM (west facing) 18ft 6" x 13ft 11" (5.63m x 4.24m)

A fabulous kitchen which incorporates an extensive arrangement of hand painted base, wall and drawer cabinets with chrome door furniture and ceramic tiled work top surfaces with stainless steel trims. The kitchen incorporates a stainless double sink unit with single drainer and monobloc tap. Spacing is provided within the base units for a dishwasher, with the units incorporating an AEG four-ring gas hob with an extractor hood above and an AEG Competence electric single oven. The wall units have open display racks and stained and leaded glass frontage in part. There is cornice detailing, spotlighting, a continuation of the terracotta floor, servants bell display box and telephone point. The focal point of the kitchen is undoubtedly the four-oven Aga, which has two hot plates and a griddle, set into a beautiful tiled surround within the chimney breast with spotlighting. The Aga is finished in navy blue and black and is gas fired. The kitchen has wiring for the TV surveillance system. A door leads to a separate side entrance within the house, with a second staircase leading to the first floor. The kitchen also connects to:

## LOBBY

With external access door to the gardens and a glazed door to:

## LAUNDRY ROOM (north facing)

10ft 8" x 8ft (3.25m x 2.43m)

The laundry room has a stainless steel single drainer sink unit and plumbing is available for the use of an automatic washing machine. There is a high capacity Ideal Concorde X gas fired

central heating boiler for central heating and domestic hot water, and a high capacity hot water tank with immersion heater. The laundry has open shelving and storage space as well as ceramic tiled walls.

Returning to the entrance hall, three heavy oak panelled doors with beautiful brass furniture lead off to the principal reception rooms. The first connects to:

#### **FAMILY SITTING ROOM (east facing)**

14ft 9" x 17ft 6" (4.49m x 5.33m)

This is a fabulous room, providing a lovely day-to-day family area with cross leaded windows overlooking the main entrance and courtyard. The room benefits from hand made bookcase cabinets surrounding all walls with glazed fronted displays finished in mahogany and incorporating a dresser unit, writing desk and storage cupboards. To the chimney breast there is a mantel surround with stone fireplace and hearth with log burning stove. The room has a period style radiator, television aerial point, dimmer switch lighting controls, cornicing and picture rail detailing.

#### **DRAWING ROOM (south & west facing)**

25ft 7" (into semi-circular bay window) x 16ft 10" (7.79m x 5.13m)

This is a very imposing room with a delightful aspect over the surrounding gardens and terraces, and benefiting from solid oak herringbone flooring with a border pattern surrounding the skirting boards. The room is panelled and hand painted with elaborate cornicing. The focal point of the room is the beautiful marble fireplace with a highly polished brass canopy and open grate for solid fuel fires. There is a marble hearth and a painted fireplace surround with mantel. Other features include dimmer switch lighting controls, infrared alarm sensor and a central heating radiator behind a lattice fronted cover. Glazed double doors lead from the drawing room to:

#### **GARDEN ROOM/CONSERVATORY (south & west facing)**

17ft 9" x 15ft 9" (5.41m x 4.80m)

With attractive black and white ceramic tiled flooring and double doors leading onto the terrace and gardens, which have a beautiful aspect. Trellis surrounds the external brick walls for climbing plants.



Returning to the hall the last door leads off to:

#### **DINING ROOM (south & west facing)**

22ft 6" x 15ft 9" widening to 22ft 8" into the Inglenook fireplace (6.85m x 4.80m widening to 6.90m)

This is a highly impressive room with beautiful oak panelling up to delft rack height and a beamed ceiling. There is wall lighting, a

return door leading to the kitchen area, beautiful brass and copper door furniture and light fittings and a central heating radiator with lattice fronted cover. Surrounding the Inglenook fireplace are cross leaded windows. The fireplace has an open grate fire with copper canopy and tiled surrounds. Above the mantelpiece is a built-in storage cupboard with wall lighting. There are beautiful views from the bay window to the south over the gardens. From the dining room, a panelled and glazed door leads to the west and connects onto the terrace and side garden.

Returning to the entrance hall the magnificent staircase with oak handrail and newel post leads to:

#### **FIRST FLOOR**

With a wide half-landing and lovely window overlooking the gardens to the west. The galleried landing above has natural light from a glazed lantern within the roof space and a period style radiator.



From the first floor landing a number of doors lead off to principal bedroom accommodation.

#### **MASTER BEDROOM (south & west facing)**

23ft x 22ft 10" (into Inglenook) (7.01m x 6.96m)

A lovely bedroom with fabulous views to the south over the gardens. There are two period style radiators, a telephone point and a large Inglenook with cross leaded glazed windows that overlook the gardens to the west. A door leads into a storage cupboard and wardrobe offering hanging rail space. From the master bedroom a door connects to:

#### **STUDY/DRESSING ROOM (south facing)**

14ft 11" x 10ft 5" (4.54m x 3.17m)

With a lovely south facing view, the dressing room benefits from a recently carpeted floor and a lovely fireplace surround with open grate and tiled insert and slate hearth. There is also a period style radiator and a telephone point. A return door leads to the main landing.

#### **BEDROOM TWO (south & east facing)**

22ft 8" (into bay window) x 16ft 10" (6.90m x 5.13m)

A delightful room with a superb semi-circular bay window offering tremendous views to the south over the gardens. The stunning focal point of the room is a magnificent marble fireplace with contrasting marble colouring and elaborate carving. It has a reeded and elaborate back plate with open grate and tiled hearth. There are also two period style radiators and wallpaper decoration to picture rail height with cornicing above.

**BEDROOM THREE** (east facing)

17ft 1" x 13ft 4" (5.20m x 4.06m)

With a view over the front entrance and courtyard, the bedroom benefits from stripped wood flooring, cornice detailing, a lovely fireplace surround, tiled hearth and a period style radiator. A door leads to a walk-in storage cupboard with shelving.

**BEDROOM FOUR** (north & west facing)

18ft x 19ft (5.84m x 5.79m)

Offering lovely views to the north and west of the house and benefiting from two period style radiators, telephone point, a computer point and a door to a shelved storage cupboard. A further door leads to the rear and the separate staircase which connects to the kitchen. From bedroom four one gains access to:

**EN SUITE SHOWER ROOM**

Recently refurbished with a walk-in wet room with rain forest shower head and glass dividing screen, wall hung wash hand basin, close coupled wc, attractive tiling to the walls and floor, Expelair unit, spotlighting, underfloor heating and heated towel rail.

Returning to the main landing the last door leads to:

**FAMILY BATHROOM/WC**

Extensively renovated in recent times, this beautiful bathroom includes an oval shaped bath set into a raised dais with spotlighting. The beautiful stone tiles that surround are impressive. The bathroom has a close coupled wc, walk-in wet room with rain forest shower head, his and hers vanity wash hand basins set on a stone upstand with shelving beneath and wall lighting and mirrors above. Further features include spotlighting to the ceiling, underfloor heating, two heated towel rails and stone skirtings.

The second staircase leads from bedroom four and connects to the second floor of the property, where doors lead off to further accommodation.

**BEDROOM FIVE** (east & west facing)

10ft 4" x 17ft 2" (into dormer windows) (3.15m x 5.23m)

This room would be ideal as a teenager's bed/sitting room. There are dormer windows to the east and west elevations of the room, offering very pleasant views over the surrounding gardens. Other benefits include a period style radiator. An access door leads to:

**FAMILY BATHROOM**

Equipped with a large cast iron bath, pedestal wash hand basin, stripped wood flooring, half wall height tiling, heated chrome towel rail and a door giving access into the eaves for storage.

**BEDROOM SIX** (north facing)

9ft 8" x 13ft 11" (2.94m x 4.24m)

With built-in double storage cupboard with camera control system for external surveillance, a north facing view over surrounding playing fields, a double panelled radiator and access into the eaves for storage.

The last door from the second floor landing connects to:

**SEPARATE WC**

With low level wc with wood seat and wash hand basin.

**EXTERNALLY**

The main entrance to the property is to the eastern elevation from Jesmond Park East. Electronically operated double access gates are set in attractive stone pillared surrounds and lead to a large open courtyard and paved area for many cars. The eastern

elevation and boundary of the property is constructed in brick with stone copings. Separate double gates lead from this elevation to a drive that connects to a large open courtyard and then to a detached double garage.

**DOUBLE GARAGE**

17ft 8" x 22ft 2" (5.38m x 6.75m)

The garage has a pitched roof with two single up and over access doors. Benefits include electric panel heating, separate panelled door leading to the rear and gardens, fluorescent tube lighting and eaves storage space.

The principal gardens and grounds to Nook House extend to the southern elevation of the property and to the east. The gardens have a beautiful lower level lawn, with well stocked flower and shrub borders and are framed by superb trees which give privacy to the property on its southern boundary.

To the western elevation of the house the neighbouring land is currently subject to a planning application to be redeveloped for luxurious housing.

The formal gardens extending in front of the house provide excellent areas for alfresco dining, including the terraces adjacent to the conservatory and the dining room, with beautiful walkways and well stocked flower and shrub borders.

Externally, the house is surrounded by large halogen lights as well as a camera surveillance system.

To the south-eastern corner of the property there is a substantial summer house under a pitched tiled roof with beautiful arched windows and an impressive entrance door. It is in a perfect position for enjoying summer evenings.

The gardens and grounds extend to circa 0.658 acres.

**AGENTS NOTE**

The property has mains gas, electric and water services.

**TENURE**

Freehold.

**COUNCIL TAX:**

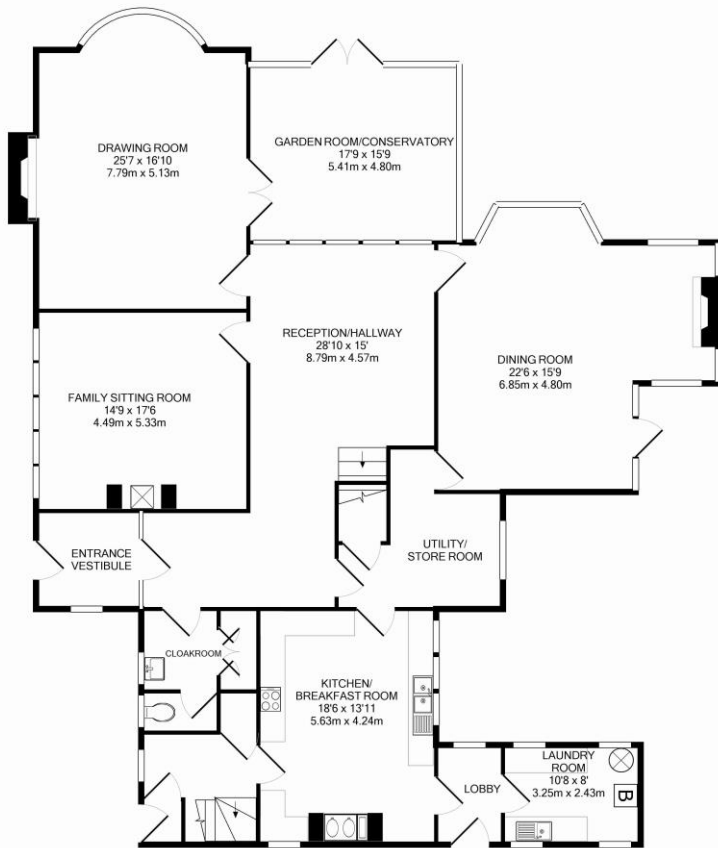
Please see website [www.voa.gov.uk](http://www.voa.gov.uk)

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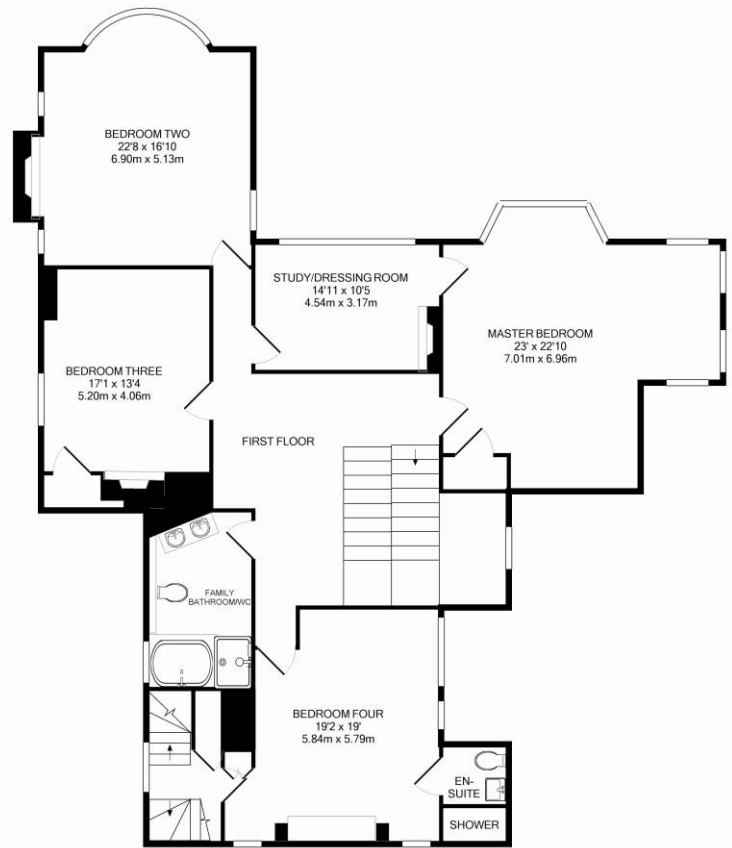
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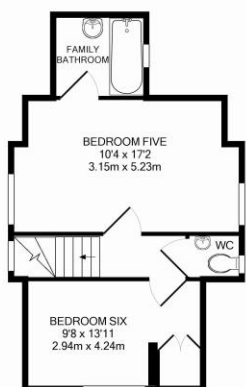
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GROUND FLOOR



1ST FLOOR



RIR

NOOK HOUSE, JESMOND PARK EAST, NEWCASTLE UPON TYNE NE7 7BT  
TOTAL APPROX. FLOOR AREA 4478 SQ.FT. (416.0 SQ.M.)

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**Regional Office**  
The Old Bank  
30 High Street, Gosforth  
Newcastle upon Tyne



For all confidential enquiries please contact:

**Duncan Young or Ashleigh Sundin**

t: 0191 2233500 | f: 0191 2233505

[duncan.young@sandersonyoung.co.uk](mailto:duncan.young@sandersonyoung.co.uk) | [Ashleigh.sundin@sandersonyoung.co.uk](mailto:Ashleigh.sundin@sandersonyoung.co.uk)

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Price on Application

