



Suncourt, 22 Elmfield Park, Gosforth Newcastle upon Tyne NE3 4UX

SITUATION AND DESCRIPTION

Suncourt is set back from Elmfield Park, adjacent to the entrance on to Elgy Road. Built in the 1930s, it provides a magnificent setting for a truly fabulous, detached house of luxurious quality. The property was purchased by the current owners in 2011 and since that time has been extensively refurbished, modernised and improved. The addition of a second floor has created three stunning double bedrooms with en-suite bath and shower room facilities. The house has replacement double glazed hardwood windows and beautiful interior accommodation, which is very tastefully designed and inspired by the owners. The entrance to the house is impressive with double gates leading into the courtyard. The driveway provides ample parking for many cars and access into a two car garage, with two electrically operated double doors. The gardens and grounds of the whole house are extensive and very well landscaped with great screening and privacy. The superb lawned areas provide a great social space, ideal for families. The rear of the house benefits from fabulous terraces and patios with sitting areas and beautiful barbeque locations, perfect for al-fresco dining. The whole of the property has outstanding lighting both externally and internally.

Suncourt is a very special house situated in a prime residential area of Gosforth. It has great access to the high street with its shops, banks and offices, as well as the Town Moor. The property itself has a superb style and very impressive rooms. The beautiful entrance vestibule leads through to the central reception hall, which has a bay window overlooking the rear gardens and leads out to the terrace. The formal drawing room is to the rear and side of the property, with magnificent media wall and contemporary running flame fireplace. The drawing room opens through to the dining room which is very well decorated and presented.

The kitchen and family room stretches the depth of the property with the family room to the rear aspect with bay window and double doors on to the garden. The kitchen is situated to the front aspect and is fitted by Herrington Gate with handmade walnut units and cabinets, black granite worktops and Siemens appliances. The kitchen is stunning and must be viewed internally to fully appreciate its superb built-in domestic facilities. The kitchen leads on to an entertaining/reception room which has its own cocktail bar and bi-folding doors giving access to the beautiful rear gardens. The cocktail bar, also finished in walnut and granite, is outstanding. The whole room has a double height void and feature window at the front and leads on to the side passageway and entrance with stable door to the courtyard, as well as a second cloakroom wc, the first being off the reception hall. The passageway links to a utility/laundry room and to the office/studio which provides access to the two car garage. Returning to the principal hall, the individual bespoke staircase leads up to the wide and welcoming first floor landing. The master bedroom suite is outstanding, with large bedroom and sitting area including fitted wardrobes and concealed access to the en-suite dressing room, which is extensively equipped and fitted with superb storage space. There is also a beautiful en-suite bathroom with feature Spa bath, separate shower and stunning tiling and lighting. There are two further double bedrooms to the first floor, as well as a luxury family bathroom incorporating separate shower, beautiful bath and very tasteful tiling. The main stairs continue to the second floor of the house where there are three double bedrooms, one of which has its own en-suite shower room. The remaining two bedrooms share a 'Jack and Jill' shower room. The house has underfloor heating to the ground floor, gas radiator central heating to the first and second floors, comprehensive alarm system, close circuit TV surveillance cameras and top of the range lighting throughout, as well as a sound system and amazing interior design.

Suncourt is a very special property and we have no hesitation in

recommending an immediate inspection of this beautiful home, to fully appreciate its quality, along with the opportunity presented by its rarity to the housing market.

ENTRANCE VESTIBULE

The principal entrance to the property is at the front of the house where there is a beautiful arched, solid wood, partly glazed, panelled door leading into the entrance vestibule. With dormer rail, alarm control panels and dimmer switch lighting as well as panelled glazed door leading through to the principal entrance reception hall.

ENTRANCE RECEPTION HALL

11'9 x 31'4 (3.59m x 9.55m)

This is a beautiful, central reception and entrance to the house. To the rear there is a fabulous double glazed bay window with double doors leading out to the gardens and terrace which are principally South and West facing. It is a lovely light reception area to the house with useful under stairs storage cupboard, underfloor heating, central control panel and CCTV camera linking to the main gates. Door giving access to cloakroom wc.



CLOAKROOM WC

A fabulous Utopia two piece suite comprising bowl-style wash basin with drawer unit beneath, Villeroy and Boch close coupled wc with concealed cistern and lovely tiling to floor and half wall height. Door leading to central IT and control cupboard which includes fuse box and wiring for CAT V, Sonos, Sky, CCTV surveillance and intelligent lighting system.

Returning to the principal entrance hall, two sets of double doors lead to the ground floor accommodation, the first connects to the drawing room.

DRAWING ROOM

20'6 x 23'7 (6.26m x 7.2m) measurements into bay window

This is a highly tasteful, beautifully presented room, stretching from the front to the rear of the property with outstanding interior design and lovely views overlooking the gardens. Separate windows and double doors leading on to the terrace. The main focal point is the magnificent media wall and chimney breast with inset plasma screen television as well as contemporary Gazco gas 'hole in the wall' feature fireplace with marble surround. Beautiful stepped corning, spotlighting, built in Sonos sound system and speakers to the ceiling and underfloor heating. The drawing room is open through to the dining room.

DINING ROOM

15'3 x 12'2 (4.66m x 3.7m) measurements into bay window

To the front of the house with bay window overlooking the courtyard. This is a beautiful day-to-day reception and formal

entertaining area with fabulous interior design, built-in Sonos sound system and underfloor heating.

To the opposite side of the hall, double doors link on to the family kitchen/breakfasting room.

FAMILY KITCHEN/BREAKFASTING ROOM

20'3 x 31'4 (6.16m x 9.55m) maximum measurements

A magnificent day-to-day family living room stretching from the front to the rear of the property. The kitchen is luxuriously equipped and fully furnished and handmade by local manufacturer, Herrington Gate. It includes a stunning arrangement of walnut base, wall and drawer cabinets, finished with black F Jones Granite work top surfaces. Double Kohler black ceramic sink unit with Quooker hot water tap and extending water tap. A central island unit with contrasting black high gloss finish doors incorporates a 5 ring gas hob with extractor hood over and has bar style seating to one end and extends to the other end to provide traditional dining seating. Walnut breakfasting bar and matching breakfast table. Built-in domestic appliances include two Siemens convection ovens, one Siemens microwave oven, Siemens deep capacity warming drawer and a Siemens American refrigerator freezer with ice and water dispenser. The kitchen also benefits from large walk-in pantry, second fridge, integrated dishwasher, integrated Ottima barista-style coffee machine and underfloor heating. The beautiful ceramic tiled floor extends through to the family room to the rear aspect with bay window and double doors on to the gardens. The family room is very well appointed and continues with handmade furniture including walnut book case, media display cabinets and drawer units. Attractive spotlighting, stepped cornicing, Sonos sound system and underfloor heating. An amazing kitchen with views overlooking the gardens and approach. Decorative glazed swing door leads from the kitchen into the bar/entertaining room.

BAR/ENTERTAINING ROOM

25'5 x 19'4 (7.75m x 5.9m)

This is a tapered room widening from the front to the rear with triple height, double glazed window overlooking the front aspect and providing tremendous natural light, along with double glazed velux windows into the rear roof pitch. Bi-folding doors open up into the garden, bringing the garden into the room during the summer months. The whole of the area has ceramic tiled flooring with underfloor heating, beautiful high level feature work and lighting as well as Sonos sound system. There is an extensive built in cocktail bar with a modern New York loft design, incorporating exposed girders and exposed black Welsh slate work which is an excellent feature. Finished in walnut and black granite, the bar features top of the range integrated Sub Zero tall wine chiller, two glass fronted beer fridges, Range Master ice maker, integrated dish washer and glass fronted display cabinets. The worktops also incorporate stainless steel sink unit and the beautiful walnut drawer units provide extensive storage space. The front of the room has a fabulous aspect overlooking the gardens and approach. The stunning entertainment area has a central media wall, finished in walnut, with black granite and spacing for plasma screen television as well as useful storage cupboards. A door leads to the side wing which leads in turn through to the utility room.

UTILITY ROOM

13'10 x 8'5 (4.23m x 2.56m) measurements include passageway Includes further built-in walnut storage units housing two gas central heating boilers with black granite worktops, integrated Miele washing machine and tumble dryer. Tiled flooring with underfloor heating and stable door leading to the front gardens and courtyard. Door giving access to separate wc with close coupled wc, Villeroy and Boch hanging bowl wash basin,

spotlighting, recessed mirror and feature Welsh slate to one wall. A part glazed stable door gives access to the front patio and a further door connects to a professional office and studio.

PROFESSIONAL OFFICE/STUDY

11'2 x 8'1 (3.43m x 2.46m)

A well-equipped and furnished professional office, recently refurbished to include study desk and working space, storage cabinets, open shelving and walnut worktop. Lovely natural light provided by high level windows overlooking the front aspect and two velux windows. Spotlighting, central heating radiator and tiled flooring with underfloor heating. Door giving access to the garage.

Returning to the principal entrance hall, the recently installed Deco wrought iron main staircase leads to the first floor landing.

PRINCIPAL LANDING

21'11 x 15'11 (6.75m x 4.85m)

The first floor principal landing benefits from a lovely oriel bay window overlooking the courtyard and the front approach to the house, stepped cornicing and two period style radiators. Lovely interior design complements that of the reception hall. From the first floor landing, four doors lead off to accommodation.

MASTER BEDROOM SUITE

24'10 x 16'11 (7.56m x 5.16m)

A very tasteful and well-proportioned bedroom with lovely interior design and decoration. Two windows overlooking the gardens to the rear. Feature electric 'hole in the wall' effect fireplace and recessed plasma television to chimney breast, large central heating radiator and spotlighting. Fitted wardrobes with mirror fronted doors concealing good hanging rail and shelf storage space, as well as a concealed door giving access through to the dressing room.

DRESSING ROOM

Superbly equipped and fitted with a range of dark wood wardrobes, hanging rail space, professional drawer units and glazed fronted display jewellery storage as well as open shelving and shoe displays. Modern upright radiator, window views overlooking the front approach to the house. Superb automatic lighting on entry and two tall contemporary radiators.

The second door leading from the bedroom connects to the en-suite bathroom.

EN-SUITE BATHROOM WC

Superbly appointed with fabulous Villeroy and Boch three piece suite including a beautiful Whirlpool power jet double bath, corner mounted shower unit with rain forest shower head and separate foot massage shower, double vanity wash basin with drawer unit beneath and illuminated mirror above and separate close coupled wc with concealed cistern. Inset plasma screen television, plantation style shutters to windows, contemporary radiator, wall radiators, contrasting colour change lighting and superb tiling to the walls and floor. A very well appointed bathroom and a beautiful master bedroom suite.

BEDROOM TWO

12'6 x 16'4 (3.82m x 4.98m)

Lovely window views overlooking the gardens to the rear, period style radiator, alcoves, shelving and television point. Door leading to walk in Dressing/Toy room.

DRESSING ROOM

Very well equipped and fitted with a range of light wood storage cupboards, shelving space and spotlighting. Plumbed for en-suite facilities.

BEDROOM THREE

12'0 x 8'10 (3.65m x 2.7m)

A charming, well-appointed room with lovely views overlooking the gardens at the front of the house. Stepped corning, traditional style radiator, spotlighting and television point.

FAMILY BATHROOM WC

Luxuriously appointed and furnished with a beautiful, white, three piece suite comprising: fabulous free standing roll top bath with side mounted chrome taps and hand held shower attachment, enclosed double shower cubicle and steam area with fabulous tiling and sitting area, imperial style large pedestal wash hand basin and close coupled wc with concealed cistern. Lovely interior design and decoration including decorative painted panelling to half wall height, beautiful stone bevelled tiles, wall lighting and plantation style shutters to the bay window. Two heated chrome towel rails and built in audio sound system with speakers.



Returning to the first floor landing, the Deco wrought iron staircase then continues to the second floor landing where there are a number of velux windows making the landing light and bright. The previous loft space has been developed by the current owners to create three bedrooms. A pull down ladder provides access to the sizeable remaining roof space above. Two traditional style radiators, access to eaves storage and three doors off to accommodation.

BEDROOM FOUR

10'2 x 15'0 (3.1m x 4.57m)

Tastefully appointed and decorated with plantation shutters to the high level dormer window with spectacular views to the rear aspect. Central heating radiator and door giving access to the private en-suite shower room.

EN-SUITE SHOWER ROOM WC

A generous sized en-suite shower room with good quality walk-in Grohe double shower unit with sitting area and beautiful mosaic tiling, modern hanging wash hand basin and close coupled wc with concealed cistern. Lovely contrasting ceramic tiling to the walls and floor, modern decorative chrome radiator and velux double glazed window.

BEDROOM FIVE

20'7 x 10'1 (6.27m x 3.07m)

With lovely dormer window with plantation style shutter overlooking the gardens and velux window to the side aspect giving good natural light. Central heating radiator and contrasting wallpaper and emulsion decoration. Door to en-suite 'Jack and Jill' shower room which is shared with bedroom six.

EN-SUITE 'JACK AND JILL' SHOWER ROOM

Includes double shower cubicle with good quality shower and separate foot massage shower, wash hand basin with illuminated mirror above, shaver point and close coupled wc. Beautiful contrasting ceramic tiling to the walls and floor, heated chrome towel rail and modern radiator. Spotlighting and Xpelair unit.

BEDROOM SIX

11'2 x 14'5 (3.39m x 4.4m)

Tastefully appointed, beautifully decorated bedroom with a large dormer window giving great views and open aspect over the rear gardens. Two velux windows, central heating radiator and spotlighting. Door to the en-suite 'Jack and Jill' shower room.

GARAGE

27'6 x 16'9 (8.37m x 5.1m)

With two electrically operated, double, up and over doors with remote control, the garage provides tremendous storage space as well, is separately alarmed and houses the Megaflo high capacity, quick recovery, hot water cylinder and high capacity gas meter. With fluorescent tube lighting and power. Pull down loft ladder provides access to room above the garage, currently used as storage space with potential to become a 'den'. The garage is fitted with a separate cold and hot water supply with shower head, excellent for hosing down muddy children, dogs and boots! A door to the side aspect connects to the professional office/study.

EXTERNALLY

The grounds of Suncourt are extremely impressive and extend to approximately 0.65 acres. The entrance to the property includes lovely panelled double electric gates which are set into brick pillars and connect to the open courtyard and drive with parking for many vehicles. The drive has access to the attached two car garage and is bordered by very well stocked flower and shrub areas, which complement the property extremely well. The gardens are a significant asset to the house. To the foreground of the house there is a small circular patio terrace and sitting area adjacent to the laundry room, from which there is a stable door. The gardens extend to the side of the property and give access down to the rear of the house. The property also has high quality lighting and is well illuminated during the winter months. To the rear of the house, to the immediate foreground of the property, there is a very well landscaped and presented slate covered terrace and patio, ideal for al-fresco dining and entertaining. It has raised brick retaining walls and beautiful flower and shrub borders. The timber decking extends to the South-Western corner of the property and surrounds some of the mature trees, which give good screening. To the North-Western boundary there is a fabulous open entertaining and sitting area, with timber decking lying adjacent to the open entertaining and reception room, as well as the cocktail bar. The timber clad path leads down the side of the lawned garden providing further sitting areas, ideal for entertaining throughout the summer. Raised up timber borders and beds surround the beautiful trees. The open lawned garden is ideal for families and provides an excellent entertaining and sports area. The far rear boundary has great screening and privacy. The garden is a very significant feature of this house. The exterior of the property has close circuit TV surveillance cameras, infrared sensors and attractive wall lighting. The grounds of this property must be inspected to be fully appreciated.

SERVICES

The property has mains gas, electricity, water and drainage.

TENURE: Freehold

COUNCIL TAX

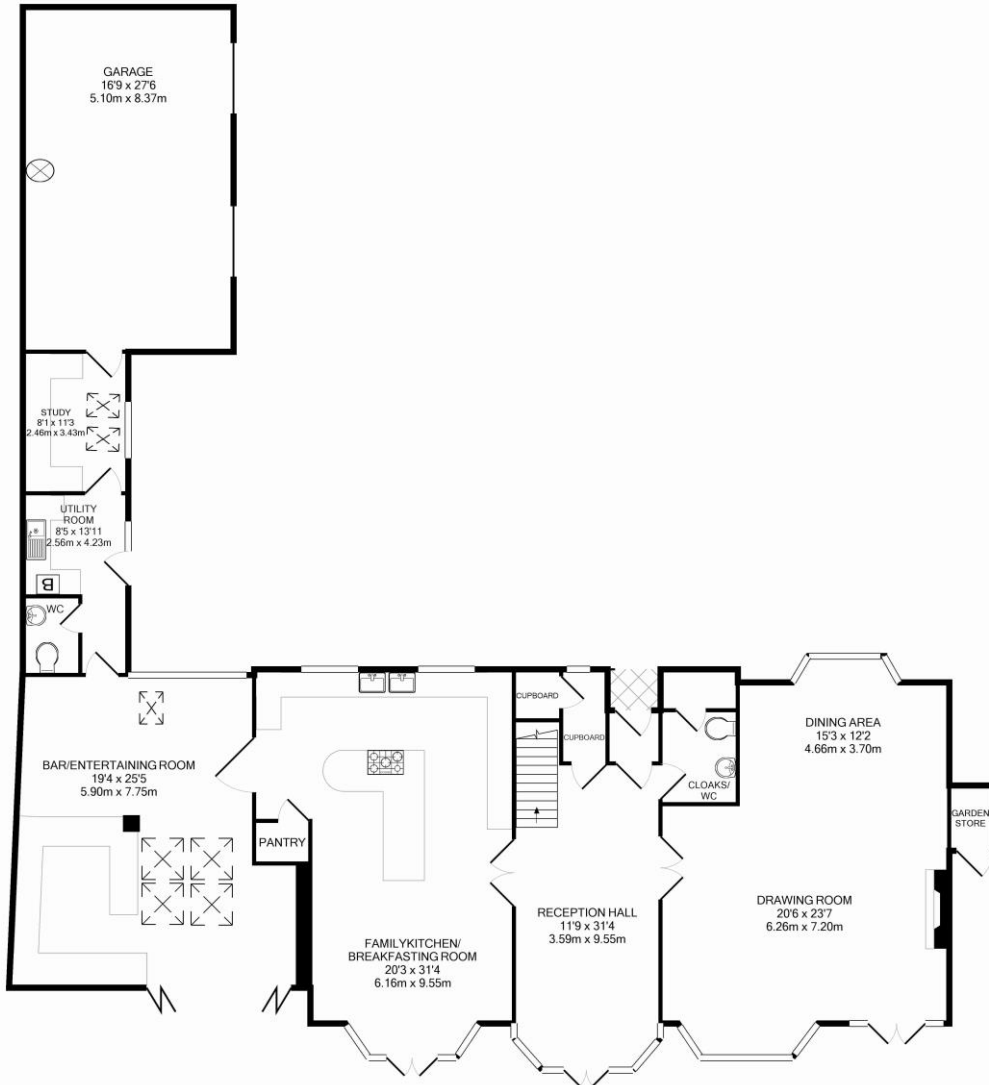
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ENERGY PERFORMANCE RATING: Grade C

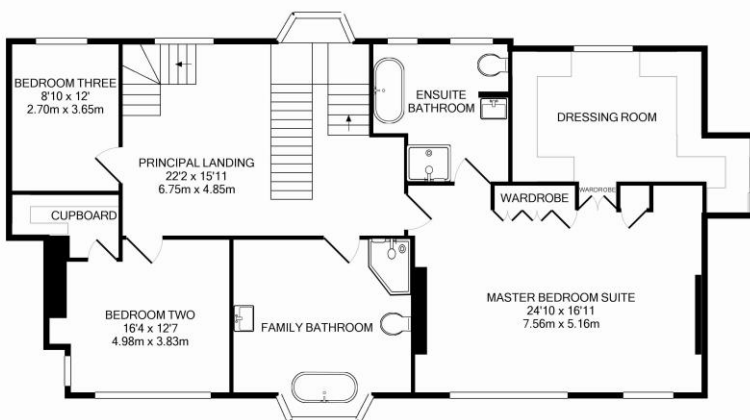


SUN COURT, ELMFIELD PARK
TOTAL APPROX. FLOOR AREA 4360 SQ.FT. (405.0 SQ.M.)

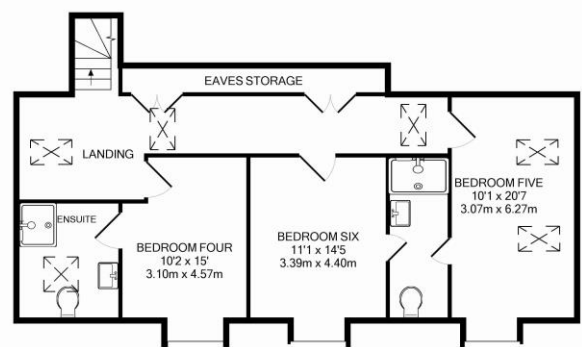
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GROUND FLOOR



1ST FLOOR

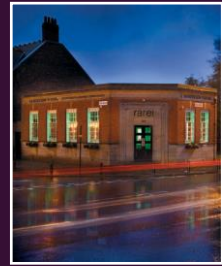


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From Sanderson Young



Suncourt
22 Elmfield Park, Gosforth



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Price on Application

