

**4 CAMP TERRACE**  
**NORTH SHIELDS NE29 0NE**  
**£650,000**

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- STUNNING GRADE II LISTED PROPERTY
- SIX BEDROOMS
- THREE RECEPTION ROOMS
- DINING KITCHEN & UTILITY ROOM
- FAMILY BATHROOM, EN SUITE AND DOWNSTAIRS WC
- ABUNDANCE OF PERIOD FEATURES
- DOUBLE GARAGE & ALLOCATED PARKING
- SUBSTANTIAL PRIVATE FRONT GARDEN
- REAR PATIO COURTYARD
- EPC RATING F

Embleys are honored and delighted to be instructed in the sale of this stunning Grade II listed, double fronted property built in the Georgian era and perfectly located in the prestigious residential location of Camp Terrace. It boasts an abundance of stunning period features and is ideal for a family. We are privileged to offer this opportunity to experience a unique lifestyle with a wonderful piece of history.

This is a six bedroom property set over three floors. Ground floor: three reception rooms, dining kitchen, utility room, downstairs WC.

First floor: four bedrooms, family bathroom, en suite. Second floor: two bedrooms. Externally: double garage, allocated parking, substantial private front garden, rear patio courtyard. This property also benefits from two cellar rooms.

This property is one of the finest of its type and makes for an exciting and rare opportunity which can only be truly appreciated by a visit.

The property is located in an area of North Shields which is steeped in history and also benefits from being within close proximity to Tynemouth. North Shields is a vibrant fishing town which embraces its heritage as proudly as it welcomes modernization. North Shields enjoys beaches and parks and merges into Tynemouth historic town which beautifully balances the traditional with the modern. Tynemouth and North Shields have exceptional public transport systems, great schools, shops which are both high street and boutique, and fabulous bars and restaurants. The area attracts a diverse demographic which allows it to maintain its wide appeal. The public transport is excellent and includes the metro system, and the diverse scenery makes it attractive to retired couples, young couples and families.

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#### VESTIBULE

Enter through period timber front door incorporating decorative glass inserts with stone pillars and surround into vestibule with ceiling cornices, picture rail and hard wood flooring. Period timber inner door with leaded obscured panel, leaded obscured windows to both sides and above leading to entrance hallway.

#### ENTRANCE HALLWAY

Impressive and spacious entrance hallway with period ceiling cornices, archway with decorative ceiling corbels, picture rail, hard wood flooring and double radiator. There is a grand staircase incorporating decorative stair spindles and newel post up to the half landing. Timber doors to reception rooms, utility room, cellar and dining kitchen.

#### LOUNGE

20'2" x 17'1"

(measurements into recess)

Charming, tasteful and front facing lounge with decorative ceiling incorporating ceiling cornices and picture rail. The two period timber framed sash windows have cross panes, wood shutters and wood paneling with double radiators beneath. There is a feature fireplace with painted decorative cast iron surround, detailed cast iron insert, granite hearth and open fire. Including stripped hardwood flooring, further double radiator and TV point.

#### DINING ROOM

19'8" x 16'6"

(measurements into recess)

The formal dining room is grand, generously sized and front facing with period decorative ceiling incorporating ceiling cornices and ornate plaster work above the picture rail. The two period timber framed sash windows have cross panes, wood shutters and wood paneling with double radiators beneath. There is a stunning feature fireplace with a detailed mahogany surround, cast iron hob grate, tiled hearth and open fire. The dining room also benefits from a built in mahogany low level cupboard to one recess with floating shelves above, serving hatch to kitchen and hard wood flooring. Door to kitchen.

#### FAMILY ROOM

18'5" x 14'3"

(measurements into recess)

The spacious third reception room is bright, homely and rear facing with picture rail and period timber framed picture window with obscured glass and double radiator beneath.

There is a feature fireplace with painted decorative wood surround and mantle, cast iron insert, polished slate hearth and gas fire. Including built in dresser to one recess, built in bookcase and stripped hard wood flooring.



#### UTILITY ROOM

Practical utility room benefiting from dado rail, wall and base units with contrasting worktops incorporating single bowl sink and drainer.

There is space and plumbing for a washing machine, under bench space for fridge/freezer, wall mounted boiler, single radiator and timber framer obscured window. Door to downstairs WC and timber door to rear of the property

with access to the garage and gate to the side of the property.

#### DOWNSTAIRS WC

Complete with low level WC, wall mounted wash basin, single radiator, tiled flooring and timber framed obscured window.

#### DINING KITCHEN

18'2" x 14'1"

Fabulous, contemporary dining kitchen with period features which easily accommodates a six seater family dining table as well as an Island layout. Benefiting from gloss wall, base and drawer units with contrasting worktops including two islands incorporating one and a half bowl sink, drainer, mixer taps, base units, drawers, space for dishwasher and breakfast bar. There is a traditional brick fireplace with two built in period storage cupboards to both recesses and a recess to chimney breast incorporating matching base and drawer units, contrasting worktops and a fantastic Aga. Including recess ceiling spotlights, serving hatch to dining room, timber framed picture window with cross panes overlooking the rear courtyard and timber glazed door to the rear lobby.

#### REAR LOBBY

With built in storage and a walk in pantry with cast iron framed obscured window. Timber door with glazed insert leading to rear patio courtyard.

#### HALF LANDING

With period timber framed window incorporating cross panes and obscured glass. Stairs up to first floor landing.

#### FIRST FLOOR LANDING

Open and bright landing with decorative period archway, doors to four bedrooms and family bathroom. Fire door with obscured panel above giving access to stairs up to second floor.

#### MASTER BEDROOM

16'7" x 16'5"

(measurements not including wardrobes)

The elegant and stylish master bedroom is front facing with picture rail, fitted wardrobes to both recesses with cupboards above and stripped wood flooring. There are two period timber framed sash windows with cross panes, wood shutters, wood paneling and double radiators beneath. Door to en suite.

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## EN SUITE 14'2" x 9'9"

(measurements not into recess)  
Beautiful, spacious en suite benefiting from roll top bath with central mixer taps and clawed feet, corner walk in shower unit with rainfall shower, square pedestal wash basin and low level WC. There are recessed ceiling spotlights, single radiator and two period built in storage cupboards to both recesses, one housing water tank and the other with single radiator and cupboard above. Including partially tiled walls, tiled flooring and period timber framed sash window with cross panes, obscured glass, wood shutters and wood paneling.

## BEDROOM TWO 18'2" x 17'3"

(measurements into recess)  
Bedroom two is grand and front facing with picture rail, built in storage cupboard with hanging space to one recess and two period timber framed sash windows with cross panes, wood shutters, wood paneling and double radiators beneath. There is a feature fireplace with painted cast iron surround, painted stone hearth and decorative cast iron insert with hob grate.

## BEDROOM THREE 18'7" x 13'10"

(measurements into recess)  
Bedroom three is generously sized and rear facing with picture rail, built in storage cupboard with hanging space to one recess and a period timber framed sash window with cross panes, wood shutters and wood paneling beneath. There is a double radiator.

## BEDROOM FOUR 11'6" x 9'0"

Bedroom four is traditional and front facing with period timber framed sash window incorporating cross panes, wood shutters, wood paneling and double radiators beneath. Door to Master bedroom.

## FAMILY BATHROOM WC 14'1" x 6'5"

Attractive and modern family bathroom benefiting from period fittings including cast iron bath, wash basin and low level WC. Including walk in shower unit with power shower. There are ceiling spotlights, dado rail, tiled splash backs, tiled flooring and double radiator incorporating traditional style chrome towel warmer. Period timber framed sash window with obscured glass.

**SECOND FLOOR HALF LANDING**  
With eaves storage, double radiator and stairs up to the second floor landing.

**SECOND FLOOR LANDING**  
Includes obscured skylight and doors to bedrooms five and six.



## BEDROOM FIVE 18'3" x 17'5"

(measurements into T fall roof line)  
Bedroom five is bright and rear facing with timber framed dormer sash window and a period painted stone fireplace with painted wood mantle and open grate. There are two eaves storage cupboards, low level built in storage cupboard and a further built in cupboard with hanging space. Double radiator.

## BEDROOM SIX 11'7" x 7'10"

Bedroom six is front facing with obscured sky light, built in storage cupboard, double radiator and door to loft and eaves storage.

## CELLAR ROOMS 16'6" x 14'4" & 26'5" x 15'7"

Stairs down from hallway giving access to two cellar rooms with restricted head height currently used for storage. First cellar room with lighting and obscured window. Second with lighting, obscured window, coal bunker and wood storage.

## DOUBLE GARAGE 18'2" x 16'9"

Detached double garage located to the rear of the property complete with lighting, power, timber obscured window and two up and over garage doors. The garages are accessed from Queen Alexander Road and have the benefit of a deed of grant for right of way.

## FRONT GARDEN

The extensive, stunning and private front garden is accessed over the cobbled street to the front of the property which also provides allocated parking. This beautiful, mature, landscaped garden benefits from decorative paved patio area with mature shrubs, trees, rockery and shed. There are steps down to an ornamental lawn with planted borders, sculptured hedge, conifers and a large stone pond which is currently empty. This leads to the bottom section of the garden with substantial lawn, planted borders and mature shrubs within a raised planted bed. The boundary is marked by a hedge.

## REAR PATIO COURTYARD

Sunny and secluded patio courtyard complete with graveled area with cobbled surround, planted raised rockery, timber arbors and trellis with overhanging climbing mature plants and an apple tree. The boundary is marked by a high wall with timber double gates giving access to the rear of the property.

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## Smoke Alarms

It is important that, where not already fitted, suitable smoke alarms are installed for the personal safety of the occupants of the property. These must be regularly tested and checked.

## Appliances and Services

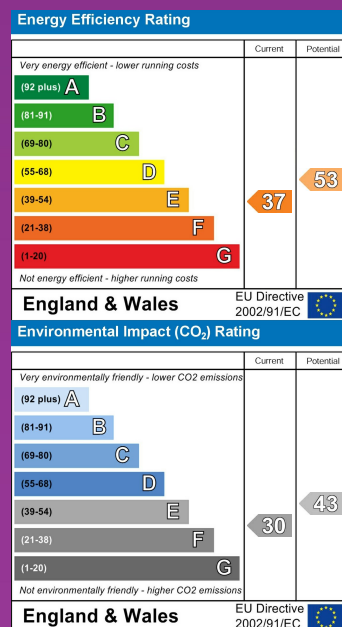
The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.



## The Properties Misdescription Act, 1991

While these particulars have been carefully compiled and are believed to be accurate, no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. None of the items in the sales of working or running nature such as central heating installations or mechanical equipment (where included in the sales) have been tested by us and no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. Any photographs used are purely illustrative, and may demonstrate only the surroundings.

They are not therefore taken as indicative of the extent of the property, or that the photograph is taken from the boundaries of the property, or of what is included in the sale.



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