

FOR
SALE

10 CAMP TERRACE, NORTH SHIELDS NE29 ONE
OFFERS OVER £745,000



6 BEDROOM HOUSE - MID TERRACE

- STUNNING SIX BEDROOM MID TERRACE HOUSE
- HIGHLY SOUGHT AFTER & HISTORICAL LOCATION SITUATED ON A PRIVATE ROAD
- TWO GRAND RECEPTION ROOMS
- DINING ROOM, BREAKFAST AREA & KITCHEN
- CONTEMPORARY BATHROOM & ENSUITE
- SUBSTANTIAL SOUTH FACING FRONT GARDEN & DRIVEWAY
- SECLUDED REAR COURTYARD & STORAGE ROOM
- EPC RATING D

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VESTIBULE & ENTRANCE HALLWAY

RECEPTION ROOM
16'4 x 15'5

RECEPTION ROOM
14'4 x 13'10

DINING ROOM
14 x 10'2

KITCHEN & BREAKFAST AREA
14'9 x 9'3, 10'2 x 8'3

FIRST FLOOR LANDING

BEDROOM
16'4 x 11'8

BEDROOM
14'5 x 12'7

BEDROOM
9'8 x 9'1

BEDROOM
11'7 x 6'10

BATHROOM WC
12'9 x 5'8

SECOND FLOOR LANDING

BEDROOM
13'8 x 12'7

ENSUITE
11'9 x 6'7

BEDROOM
10'2 x 6'10

STORAGE ROOM
15'1 x 5

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A truly exceptional and rarely available six bedroom Georgian era mid terrace, purpose built over three floors and located within the historic Camp Terrace. A particularly special address, the private road is lined with handsome period properties, some homes, including this one, enjoy substantial private gardens to the front. This outstanding property combines beautiful period architecture with stylish contemporary enhancements and is immaculately presented throughout.

A vestibule opens to a grand entrance hallway featuring period stained glass, dado rail with Lincrusta below and an impressive staircase. There are two spacious reception rooms, both with feature period fireplaces, with one having useful built-in storage to the recesses. A dining room leads through to a breakfast area and fabulous contemporary kitchen, fitted with a good range of units, granite worktops, space for a range cooker, chimney hood and appliances, with a stable door to the rear courtyard.

The first floor provides four stylish bedrooms, three with feature fireplaces and two with fitted wardrobes. The principal bedroom enjoys views over the front gardens, as does the fourth bedroom. A beautiful, generous bathroom features a freestanding slipper bath, walk-in rainfall shower, double vanity wash basins and WC.

The second floor offers two further bedrooms, the larger featuring a period fireplace and views over the front garden, together with a superb ensuite bathroom incorporating a freestanding bath, walk-in shower, vanity wash basin and WC.

Externally, a particularly attractive feature is the substantial south facing garden, extending to over 120 feet, accessed via the private road. With lawns, fruit trees and a wide variety of planting, it provides an exceptional and secluded outdoor space, complemented by a front driveway and private rear courtyard.

Rarely does a property combine such generous proportions, superb layout, exceptional presentation and exquisite period detail.

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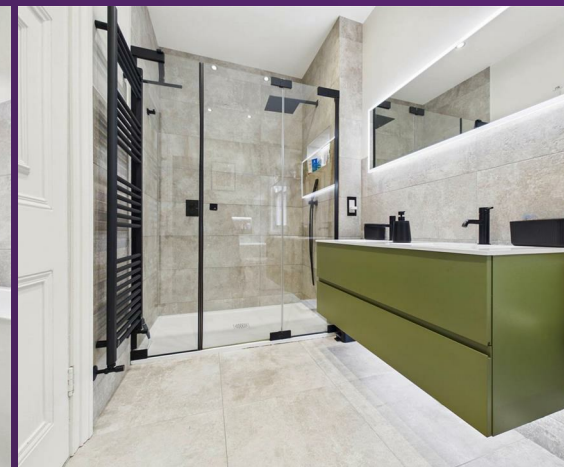
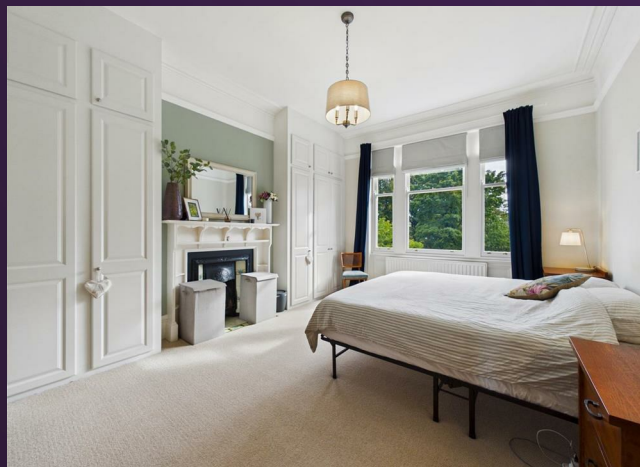
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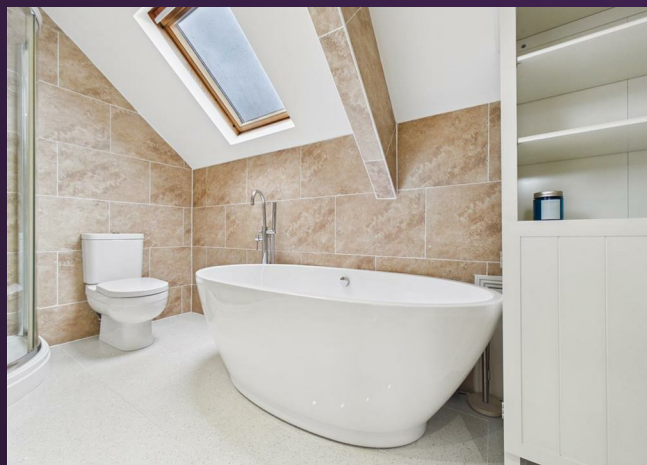
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SMOKE ALARMS

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.

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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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

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