

ROSEDENE CHOLLERFORD MEWS
WHITLEY BAY NE25 0TX
£1,600,000



- **LUXURIOUS STONE BUILT DETACHED HOUSE**
- **OUTSTANDING OPEN PLAN KITCHEN/DINING/FAMILY ROOM**
- **ACCOMODATION EXTENDING TO CIRCA 6300FT**
- **EXPANSIVE GROUNDS OF CIRCA HALF AN ACRE**

Embleys are proud and delighted to be instructed in the sale of Rosedene. A rare opportunity to purchase this luxurious detached family home envisioned to be a modern take on a traditional, stone-built home. Located in Holywell village and one of the finest examples of contemporary residential design in the local area. Although completely constructed as a new build home, the property gives the impression of age and character thanks to the architectural design balancing a number of more contemporary touches to the rear exterior. The design replicates a Northumbrian, stone-built farmhouse and the 6300 sq ft home features all the modern conveniences of a new build property with fabulous lighting, state of the art heating, audio systems and CAT5 cabling providing intelligent wiring.

Externally, the entrance to Rosedene has large wooden gates, with intercom, leading to the private drive and courtyard with parking for 7/8 cars and a stone built detached double garage. The mature gardens and grounds extend to around half an acre with spacious family areas and at the rear there is a raised patio terrace and an open lawned garden as well as a beautiful area for alfresco dining. The outstanding specification, generous size, exceptional features and fabulous location of this property makes for an exciting and unique opportunity which can only be appreciated by a visit.

Holywell Village appeal lies in its proximity to the coast and the diversity of schools, amenities and things to do locally. Served by excellent transport links, this lovely and popular area even has its own Dene, the only area of ancient semi-natural woodland remaining within North Tyneside, which makes it a very popular destination.

You'll be sold on **embleys**
estate agents

0191 252 2810 - www.embleys.co.uk

ROSEDENE CHOLLERFORD MEWS

WHITLEY BAY NE25 0TX

£1,600,000

VESTIBULE

Enter through larger style timber front door into the vestibule with oak flooring and double timber doors to hallway.

HALLWAY

30'7" x 12'0" (measurements into recess)
Grand hallway with oak flooring and staircase incorporating spindles to first floor. Wide panelled doors to dining room, living room, downstairs WC and snug.

FORMAL DINING ROOM

16'1" x 14'9"

With ceiling cornices, timber double glazed sash window and hard wood flooring. Timber folding doors to living room.

FORMAL LIVING ROOM

22'1" x 16'5" (measurements into recess)

With two timber double glazed sash windows and surround sound. There is a feature wall incorporating a stunning fireplace with timber beam, tiled hearth and multi fuel burner. Timber double glazed French doors to garden.

KITCHEN DINER & FAMILY ROOM

55'5" x 29'10"

Stunningly designed, fabulous dining kitchen and family room which easily accommodates an Island, ten seat dining table and an additional lounge area. Benefitting from a wide range of wall, base and drawer units with Hanex worktops. Integrated appliances include extractor hood, full size fridge and freezer. Recess to the chimney breast incorporating recessed spotlights with tiled insert and Everhot electric stove. The larger style Island incorporates base and drawer units with Hanex worktops, double Belfast sink, pull out spring mixer taps, hot water tap, food waste disposer and grooves into Hanex drainer. Appliances include wine fridge, dishwasher and integrated waste storage.

Throughout this fantastic space there is a feature stone wall, exposed roof trusses, conservation skylights and floor to ceiling UPVC double glazed windows with sliding patio doors to garden to create an impressive indoor outdoor living space. The family room is separated by a double sided fireplace with remote control gas fire, oak flooring and wall mounted TV point.

SNUG/PLAYROOM

24'4" x 15'9" (measurements into recess)

With recessed ceiling spotlights, timber double glazed sash window, wall mounted TV point and double doors to study. Door to boot room.



STUDY

12'4" x 11'6"

With timber double glazed sash window and TV point.

ENTRANCE BOOT ROOM

12'1" x 9'0"

Side entrance through timber door to the boot room with recessed ceiling spotlights, timber double glazed sash window and hideaway housing two boilers, heating controls and all internal connection routers. Doors to utility.

UTILITY ROOM

With base units and Hanex worktops incorporating single bowl sink with pull out spring mixer tap, space for tumble dryer, space and plumbing for washing machine, timber double glazed sash window and sliding doors to one wall providing further storage and laundry shoot. Timber door to rear court yard.

DOWNSTAIRS WC

Benefitting from ceramic solid surface counter top wash basin, low level WC and oak flooring.

SPLIT LANDING

Feature arched timber double glazed window with bespoke plantation shutters. Stairs to main landing.

MAIN LANDING

Doors to four bedrooms, bathroom and further landing.

MAIN BEDROOM

16'7" x 16'1"

With timber double glazed sash window and wall mounted TV point. Open with steps down to dressing space and access to bedroom four.

DRESSING ROOM

12'10" x 9'2"

With timber double glazed sash window. Door to en suite.

ENSUITE SHOWER ROOM

16'9" x 9'7" (measurements into recess)

Stunning, luxurious en suite benefiting from steps up to walk in rainfall shower space with additional attachment, free standing ceramic slipper bath, ceramic counter top twin basins and low level WC. There are recessed ceiling spotlights, tiled flooring, chrome towel warmer and timber double glazed obscured window.

BEDROOM TWO

18'6" x 16'1"

With timber double glazed sash window and TV point.

BEDROOM THREE

17'4" x 16'0" (measurements into recess)

With timber double glazed sash window and TV point.

You'll be sold on **embleys**
estate agents

0191 252 2810 - www.embleys.co.uk

ROSEDENE CHOLLERFORD MEWS

WHITLEY BAY NE25 0TX

£1,600,000

BEDROOM FOUR 11'8" x 11'1"

Formerly used as a nursery and currently used as a walk in wardrobe with timber double glazed window.

BATHROOM WC

16'4" x 15'1" (measurements into recess)
Beautiful, spa style bathroom benefitting from ceramic free standing slipper bath with central mixer taps and shower attachment, walk in rainfall and jacuzzi shower, twin ceramic counter top basins and low level WC. There are recessed ceiling spotlights, oak flooring, traditional style radiator and timber double glazed obscured window.

SECOND FLOOR LANDING

Anex apartment landing with doors to lounge, bedroom and bathroom WC.

ANNEX OPEN PLAN LOUNGE KITCHEN

23'0" x 15'7" (into including dormer)
Dual aspect, L shaped lounge kitchen benefitting from base and drawer units with wood worktop incorporating ceramic sink, drainer and mixer taps. Integrated appliances include induction hob and fridge. There are recessed ceiling spotlights, UPVC double glazed Velux windows, two timber double glazed dormer windows, two double radiators and wall mounted TV point.

ANNEX BEDROOM ONE

12'5" x 10'10"

With UPVC double glazed Velux window and double radiator.

ANNEX BEDROOM TWO

15'5" x 15'5" (measurements into t fall roof)

With timber double glazed sash window and double radiator.

ANNEX SHOWER ROOM WC

Contemporary shower room with walk in rainfall shower with additional attachment and tiled surround, counter top ceramic wash basin, low level WC, recessed ceiling spotlights and chrome towel warmer.

EXTERNAL STORAGE BUILDING

32'9" x 6'6"

Substantial storage building with lighting, power, three separate storage areas and UPVC double glazed windows.

DOUBLE GARAGE

23'8" x 18'6"

Detached double garage with lighting, power points, roof storage space, wall mounted TV point and two electric up and over garage doors.



FRONT GARDENS

Private gated entrance with intercom leading to a courtyard with driveway for multiple cars, mature borders and hedge. Access to side of property.

REAR GARDEN

The impressive gardens and grounds extend to the rear, where it is principally south facing, with a raised up patio terrace and an open lawn which enjoys a built in trampoline, hot tub and spacious Indian sand stone patios providing a beautiful area for alfresco dining.

You'll be sold on **embleys**
estate agents

0191 252 2810 - www.embleys.co.uk

ROSEDENE CHOLLERFORD MEWS
WHITLEY BAY NE25 0TX
£1,600,000



You'll be sold on **embleys**
estate agents

0191 252 2810 - www.embleys.co.uk

ROSEDENE CHOLLERFORD MEWS
WHITLEY BAY NE25 0TX
£1,600,000



You'll be sold on **embleys**
estate agents

0191 252 2810 - www.embleys.co.uk

ROSEDENE CHOLLERFORD MEWS
WHITLEY BAY NE25 0TX
£1,600,000



You'll be sold on **embleys**
estate agents

0191 252 2810 - www.embleys.co.uk

ROSEDENE CHOLLERFORD MEWS

WHITLEY BAY NE25 0TX

£1,600,000

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

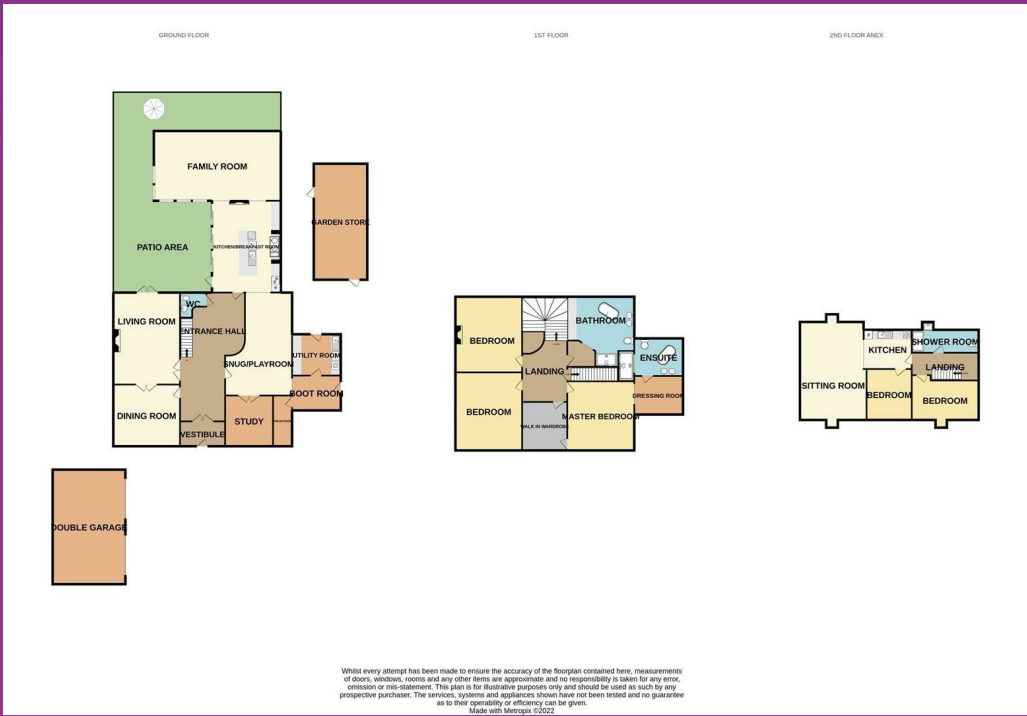
The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.



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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	79	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) 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		
England & Wales EU Directive 2002/91/EC		

You'll be sold on **embleys**
estate agents

0191 252 2810 - www.embleys.co.uk