



fresh 
UNIQUE homes from PAUL AIREY



East Wing, Scots House, Newcastle Road, West Boldon, Tyne & Wear, NE36 0BE

£595,000

Newcastle Road, West Boldon, NE36 0BE

GUIDE PRICE £595,000 - £675,000

A wonderful opportunity to engrave your family within an historic landmark country residence positioned within the regions most conveniently located localities being only 10 minutes from central Newcastle and only 1/2 mile from the A19 allowing rapid access through the Tyne Tunnel to the north and easy commute south to North Yorkshire.

A Beautiful Grade II* Listed wing of a period house set in generous grounds and gardens extending to circa 5 acres.

The East Wing, dating back to the 17th century forms part of Scots House and is set within idyllic grounds and gardens which is equally complimented by a tasteful interior offering a wealth of charm and original features, enhanced by extensive and well-proportioned accommodation to include:

Entrance hall, drawing room with ingle-nook fireplace, library, study, shower room with WC, kitchen/breakfasting room, utility/boot room, whilst at first floor there are 4 bedrooms, 3 of which are en-suite.

The 5 acres of private grounds and paddock provide fabulous features to include, walled pound and fountain, equestrian facilities and summer house.

Of particular interest will be the naturally bright entrance hall with galleried landing, a stunning fireplace with sandstone surround providing the focal point for the drawing room, a well equipped kitchen with the lavish use of granite and oak.

The flexible nature of the accommodation could provide an annex from the second reception room and the adjoining studio room.

Location

Local Information

East Wing is located close to a group of three small villages, East Boldon, West Boldon and Boldon Colliery providing a variety of amenities. Primary and Secondary schooling is both easily accessible within the area with Private schooling available Sunderland, Newcastle and Durham.

The extensive road network in the area provides excellent links to Newcastle, South Shields, Sunderland, Durham and beyond with the A19 giving access to the north and south.

Approximate Mileages

West Boldon 3.7 miles | Newcastle City Centre 6.0 miles | South Shields 6.5 miles | Sunderland 9.4 miles | Newcastle International Airport 12.7 miles | Durham City Centre 14.8 miles

Accommodation Comprises

Entrance Hall

Drawing Room

24'5" x 16'6" (7.46m x 5.03m)

Sitting Room/Annexe

19'2" x 18'11" (5.85m x 5.79m)

Studio/Bedroom

11'8" x 11'3" (3.57m x 3.44m)

En-Suite

Kitchen/Breakfasting Room

24'11" x 16'0" (7.6m x 4.88m)

Utility Room

Shower Room

Sauna

First Floor

Galleried Landing

Study

12'10" x 6'6" (3.92m x 2m)

Bedroom

13'5" x 12'11" (4.09m x 3.95m)

En-suite Bathroom

Bedroom

14'6" x 12'7" (4.42m x 3.84m)

En-suite Shower Room

Bedroom

14'10" x 12'6" (4.53m x 3.82m)

Bedroom

16'5" x 14'0" (5.01m x 4.27m)

En-suite Shower Room

WC





