



## **8 Peony Place, Newcastle Upon Tyne, NE6 1LU**

**Offers Over £375,000**

Hive Estates is proud to present this exceptional three-bedroom townhouse, ideally positioned on a quiet pedestrianised street in the heart of the ever-popular Ouseburn, overlooking the banks of the River Ouse and forming part of the award winning Malings development.

Arranged over three thoughtfully designed floors, this striking home offers a truly unique layout that maximises space, light, and modern living. Bedrooms are located on the ground floor, the main living accommodation occupies the first floor, and an impressive open-plan kitchen and dining space crowns the top floor.

The first floor living room is a beautifully bright and generous space, finished in contemporary neutral tones and flooded with natural light from multiple windows creating an inviting and relaxing environment.

The top floor kitchen diner is the heart of the home and an outstanding space for entertaining. Finished with sleek white high gloss cabinetry, contrasting black worktops, and a crisp white metro-tile splashback, the kitchen includes integrated appliances such as an oven, hob, and dishwasher, complemented by stylish silver fittings. A breakfast bar seamlessly connects the kitchen to a spacious dining area, while French doors open directly onto a private roof terrace, perfect for social occasions, summer evenings, and alfresco dining.

The master bedroom is a calm and elegant retreat, filled with natural light and offering built in storage alongside a stylish en-suite shower room. The en-suite features a walk in shower with striking bronze toned feature tiles, basin, WC, and heated towel rail. The second bedroom is equally impressive in size, with bold décor and surrounding windows that enhance the sense of space and light. The third bedroom is also well proportioned and versatile, ideal as a guest room, dressing room, or additional workspace, finished in soft neutral tones.

Also on the top floor is a dedicated home office an excellent addition for modern working lifestyles featuring neutral decor and large windows.

The contemporary family bathroom completes the accommodation and includes a shower over bath, basin, WC, heated towel rail, and generous mirrored storage.

Externally, the property boasts a large, private terrace finished with attractive wooden cladding and decking, offering a secluded outdoor space rarely found in such a central location.

Ideally positioned within the heart of Ouseburn and moments from the Quayside, the property enjoys easy access to Newcastle city centre, excellent transport links, and is surrounded by Ouseburn’s vibrant mix of independent cafés, bars, creative venues, and local businesses. This outstanding home combines award-winning design with a prime riverside setting, offering a superb lifestyle opportunity in one of Newcastle’s most sought-after neighbourhoods.

**Lounge 12'2" x 14'6" (3.72 x 4.42)**

**Kitchen/Dining Room 24'4" x 14'6" (7.44 x 4.42)**

**Bedroom 1 14'1" x 16'0" (4.30 x 4.88)**

**Shower Room 7'4" x 6'2" (2.24 x 1.90)**

**Bedroom 2 9'6" x 16'0" (2.92 x 4.88)**

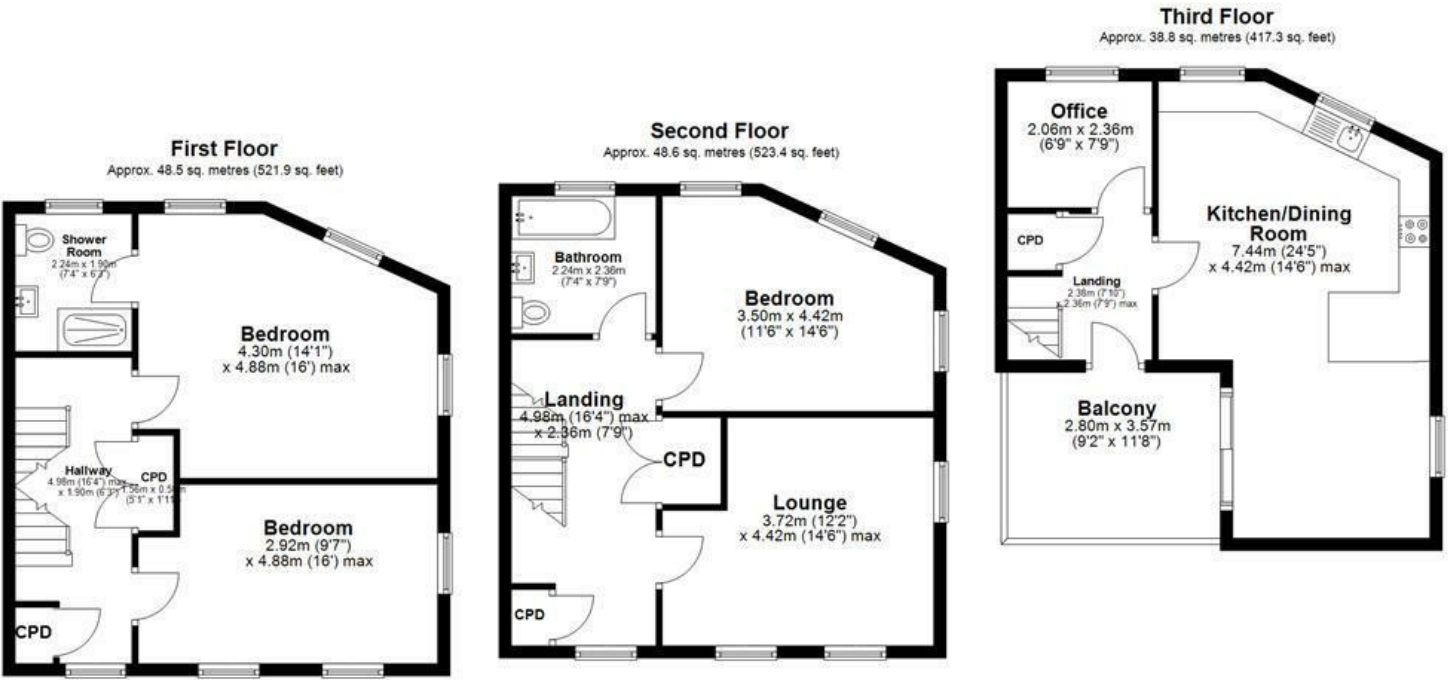
**Bedroom 3 11'5" x 14'6" (3.50 x 4.42)**

**Office 6'9" x 7'8" (2.06 x 2.36)**

**Bathroom 7'4" x 7'9" (2.24 x 2.38)**



Floor Plan



Total area: approx. 135.9 sq. metres (1462.6 sq. feet)

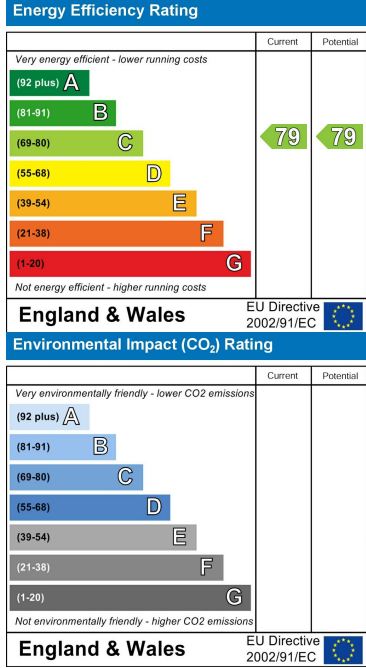
This floorplan is for illustrative purposes only and is not drawn to scale. Measurements of benches, stairways, openings etc are approximate. They should not be relied upon for any purpose and do not form part of any agreement. No liability is taken for any error or mis-statement.  
Plan produced using PlanUp

Area Map

Peony PI, Newcastle Upon Tyne



Energy Efficiency Graph



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