

# SIGNATURE

## NORTH EAST

OFFICIALLY RATED THE NO.1 ESTATE AGENT IN THE NORTH EAST





📍 Low Friarside Lane, Newcastle Upon Tyne NE16 6BR

# Low Friarside Lane, Newcastle Upon Tyne NE16 6BR

**Asking Price**  
**£1,795,000**

Signature North East welcomes you to this exceptional luxury residence, perfectly positioned in the Low Friarside Estate and one of only four exclusive homes set within an impressive 150 acres of farmland and woodland. Finished to an impeccable standard throughout, this contemporary and beautifully modern property has undergone extensive enhancements by the current owners, including re-roofing, newly added balconies and extensions, and meticulous landscaping. Designed with upside-down living to maximise the expansive woodland outlook, the home enjoys a peaceful and semi-rural setting with excellent transport links connecting Rowlands Gill, Whickham and Newcastle upon Tyne. The nearby Derwent Walk offers beautiful walking trails, cycling routes and bridle paths, while Burnopfield village provides a wide range of amenities including schools, restaurants, leisure facilities and a golf course. The esteemed Gibside National Trust estate, also close by, offers year-round events and family days out.

Upon entering the grand hallway and ascending to the principal living level, you are met with an outstanding collection of reception spaces. The spacious living room is bathed in natural light through multiple large windows, while the adjoining sunroom offers an elegant retreat with breathtaking views across the surrounding landscape and access to a generous balcony. The impressive open-plan kitchen, dining and living area features sleek cabinetry, premium countertops and a further balcony with steps leading to the landscaped grounds. The dining area is enhanced by a charming log burner, and the additional living space flows seamlessly onto a third balcony. A utility room, WC and storage cupboard complete this elevated level.

Descending to the ground floor reveals two stunning double bedrooms with luxurious en-suites and one with built-in wardrobes. Two further rooms are found on this level, previously acting as bedrooms but currently operating as a dressing room and another as a study, offering versatility to suit individual lifestyle needs. This level also hosts a superb cinema room with bifold doors opening onto the garden patio, creating an exceptional entertainment zone. A stylish family bathroom serves this floor. The second floor is dedicated to the magnificent principal bedroom suite, showcasing far-reaching views and a private en-suite complete with a freestanding bathtub and walk-in shower.

Externally, the residence enjoys a substantial, beautifully landscaped garden featuring lawned and patio areas, framed by surrounding woodland to ensure outstanding privacy. A sauna provides an additional touch of luxury, perfect for relaxation. Completing this remarkable offering is a spacious double garage and driveway providing ample off-street parking.

PLEASE NOTE THAT THE VENDOR HAS CERTIFIED THE PROPERTY INFORMATION AND IMAGES.



# PROPERTY FLOORPLAN



Total area: approx. 422.7 sq. metres (4549.4 sq. feet)

## Measurements:

- Living Room  
28'10" x 28'7"
- Open Plan Kitchen/ Dining/ Living  
39'2" x 19'0"
- Sun Room  
25'9" x 15'10"
- Utility  
10'0" x 9'4"
- W.C  
6'3" x 3'6"
- Study  
12'1" x 10'7"
- Cinema Room  
25'8" x 15'10"
- Primary Suite  
21'10" x 13'1"
- Bathroom Suite  
17'0" x 6'6"
- Bedroom Two  
16'5" x 12'0"
- En-Suite  
12'10" x 5'6"
- Dressing Room  
12'1" x 11'6"
- Bedroom Three  
12'10" x 16'5"
- En-Suite  
10'0" x 5'6"
- Bathroom  
12'10" x 6'10"

| Energy Efficiency Rating                    |           |                                                                                                               |
|---------------------------------------------|-----------|---------------------------------------------------------------------------------------------------------------|
|                                             | Current   | Potential                                                                                                     |
| Very energy efficient - lower running costs |           |                                                                                                               |
| (92 plus) <b>A</b>                          |           | <b>91</b>                                                                                                     |
| (81-91) <b>B</b>                            |           |                                                                                                               |
| (69-80) <b>C</b>                            | <b>78</b> |                                                                                                               |
| (55-68) <b>D</b>                            |           |                                                                                                               |
| (39-54) <b>E</b>                            |           |                                                                                                               |
| (21-38) <b>F</b>                            |           |                                                                                                               |
| (1-20) <b>G</b>                             |           |                                                                                                               |
| Not energy efficient - higher running costs |           |                                                                                                               |
| England & Wales                             |           | EU Directive 2002/91/EC  |





More 5 Star Customer Reviews than any other Agent based in the North East on [allAgents.co.uk](https://allAgents.co.uk)



**SALES**

**LETTINGS**

**FINANCE**

**LAW**

**WE COVER THE WHOLE OF THE NORTH EAST**

Whitley Bay  
0191 251 3344

Cramlington  
01670 897 213

Tynemouth  
0191 296 6689

Morpeth  
01670 513 966

Ponteland  
01661 820 082

Wallsend  
0191 432 4151

Alnwick  
01665 511 800

Heaton  
0191 432 4275

Forest Hall  
0191 266 9966

Other locations  
0191 640 3523

Newcastle  
0191 640 2284

Durham  
0191 303 8252

Gosforth  
0191 640 3523

Sunderland  
0191 543 6390

Whickham  
0191 432 5102

Gateshead  
0191 432 4294

Jesmond  
0191 281 1037

Killingworth  
0191 640 3602

Ryton  
0191 413 9845

Head Office &  
Lettings  
0191 253 4815

\*Highest recommended 5-star reviews than any other Estate Agent based in the North East on [allAgents.co.uk](https://allAgents.co.uk) - The UK's Largest Customer Review Website for the Property Industry & Awarded Best Estate Agency 2018 & 2019 - North East England by SME News