

BRUNTON
RESIDENTIAL

TANKERVILLE TERRACE

Jesmond, Newcastle Upon Tyne





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Jesmond

An exceptional example of a substantial, double fronted Victorian terraced property, occupying a highly sought-after position on one of Jesmond's most prestigious addresses. Immaculately presented throughout and boasting close to 4,500 Sq ft of internal living space, the property is finished to an exacting standard throughout.

This impressive seven-bedroom home offers a rare combination of period elegance and modern family living on a truly generous scale. A property of this calibre, in this condition, and within this central location, very rarely comes to the market.

TANKERVILLE TERRACE

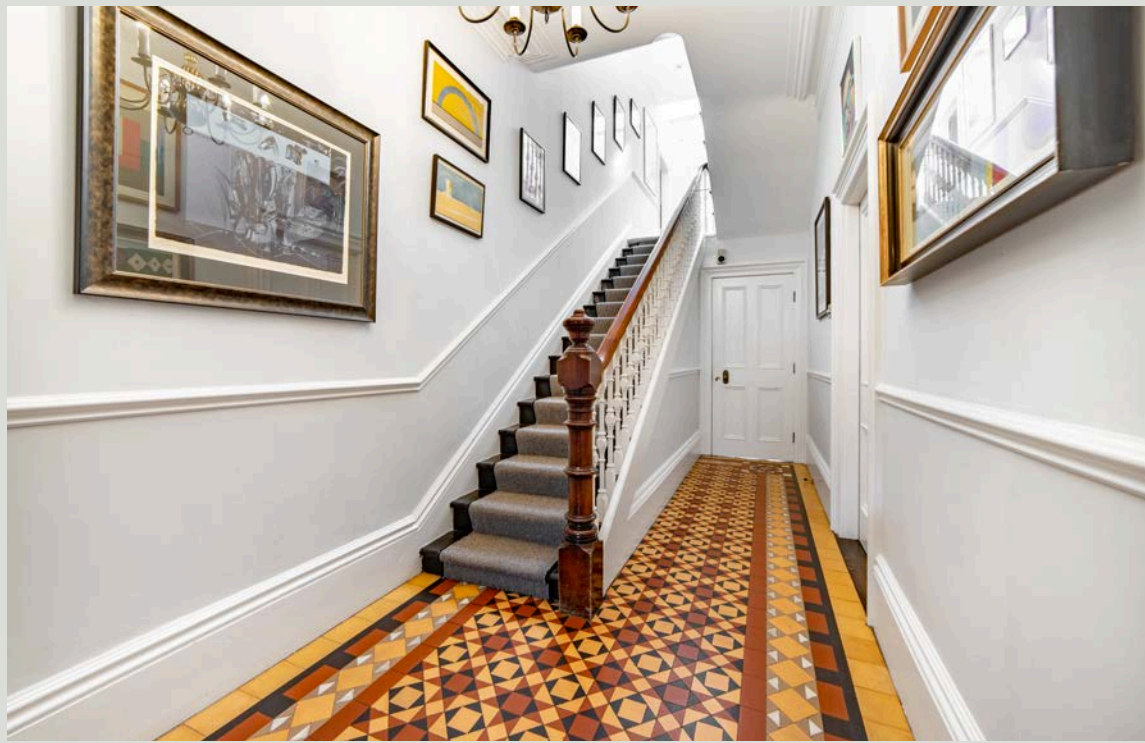
Jesmond

Tankerville Terrace sits within the Brandling Village Conservation Area, which is highly regarded as one of the most attractive and architecturally significant residential neighbourhoods within the North East. Characterised by its striking Victorian and Edwardian streetscapes, mature tree-lined roads, and strong sense of community, Jesmond represents some of the very best period homes in the city. Jesmond itself is one of Newcastle's most desirable and vibrant suburbs, and offers an outstanding range of independent cafes, bars, restaurants and boutique shops, many just a short walk from the door, alongside Osborne Road. For families, the area is well served by some of the region's most highly regarded state and independent schooling. The open green spaces of Brandling Park and the Town Moor are also within easy reach, providing a genuine sense of escape without ever leaving the city.

For commuters, the location is equally compelling with Newcastle City Centre comfortably walkable in under twenty minutes, whilst both Jesmond and West Jesmond Metro stations are located within close proximity providing excellent links throughout the region.







THE HEART OF THE HOME

Approached through a well presented west-facing front garden and via a characterful wrought iron entrance gate, a pathway leads to the main central entrance. The excellent presentation is immediately apparent upon entry, with a central lobby showcasing beautifully preserved original tiled flooring setting the tone for this outstanding family home. The lobby opens into a stunning central hallway, again retaining its original tiled flooring, with a handsome original staircase rising to both the first and second floors.



The ground floor accommodation offers an array of reception and living space, each room finished and maintained to the highest standard. To the front, a beautifully presented living room delivers instant appeal, with an original period fireplace, decorative coving, and an elegant bay window currently housing a baby grand piano. A second, equally generous reception room sits opposite, mirroring the period detailing and sharing the same warm westerly aspect. This superb drawing room also enjoys a period fireplace with decorative coving and ceiling rose.



To the rear, is a superb open-plan kitchen, dining and family space forms the social hub of the home, anchored by a bespoke 'Mowlem and Co' maplewood kitchen, with integrated appliances and a striking central island. The dining area sits beneath a beautiful orangery, with French doors drawing the eye out to the rear courtyard gardens beyond. Continuing through, a garden and family room with large bi-folding doors provides a seamless connection between inside and out, opening directly onto the rear terrace and garden.

Completing the ground floor is a well-appointed guest cloakroom and WC, a useful utility and boot room with additional utility store, and a tanked wine store/cellar at lower ground floor level, accessed via a further door from the hallway.





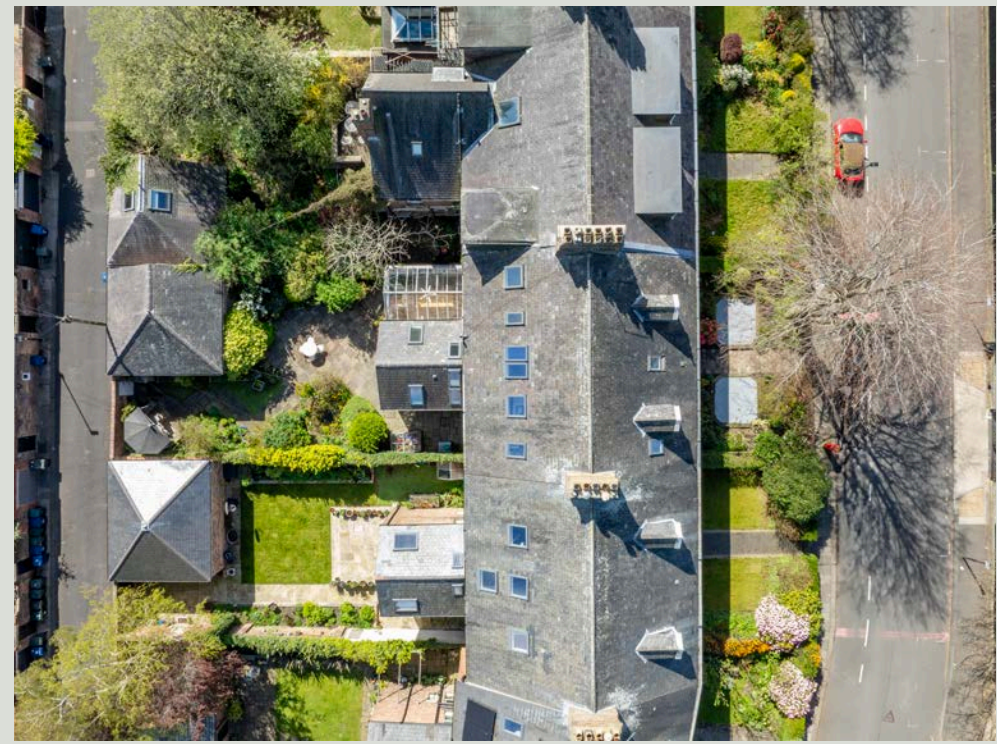


To the first floor, a half landing provides a linen cupboard and access to a well-presented family bathroom, which is fully tiled and benefiting from underfloor heating. The main landing serves four excellent double bedrooms, each retaining their original marble fireplace, a wonderful nod to the property's heritage and are also kept in outstanding condition. The two front-facing bedrooms enjoy a pleasant westerly outlook; the principal bedroom is a genuinely impressive space, while the second bedroom benefits from a contemporary re-fitted en-suite shower room. To the rear are bedrooms three and four, with bedroom four also serving as a large music room/study, complete with bespoke fitted shelving and cabinetry.

The second floor provides access to three further bedrooms, all served by a dedicated family bathroom. Recently upgraded 'Velux' roof-lights flood this level with natural light, making it a versatile and comfortable space in its own right, and is ideal for visiting guests, teenagers, or even as a private home office suite.



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THE PERFECT OUTDOOR SPACE

Externally, the property enjoys both front and rear garden spaces, with the rear offering an electric car charger as well as a sheltered terrace ideal for outdoor entertaining. To the very rear sits a detached two-car coach house and garage, providing secure parking and excellent storage.

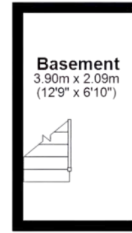
This superb period home provides is a rare opportunity to acquire a home of this scale, character, and quality in one of Newcastle's most desirable neighbourhoods, and one that must be seen in person to be truly be fully appreciated.





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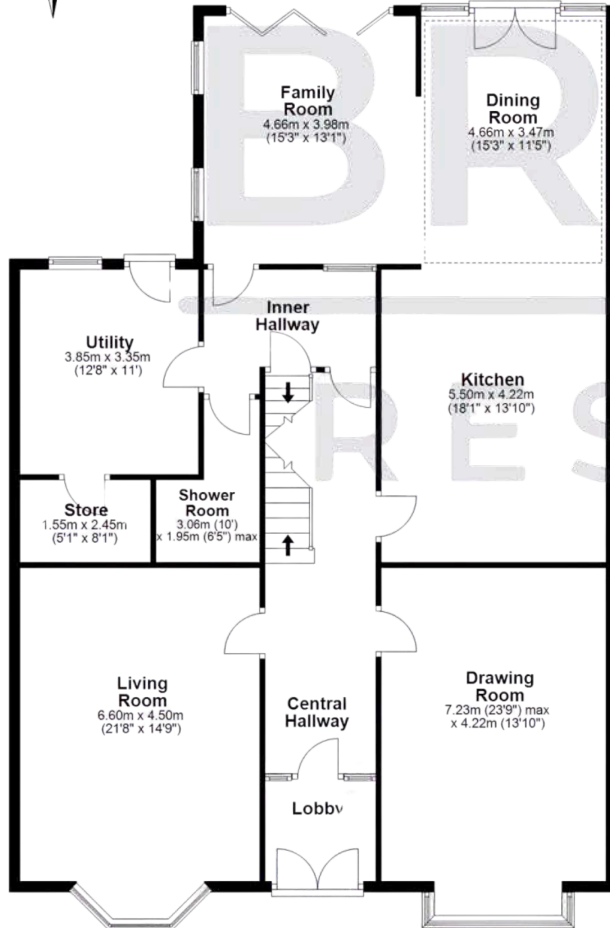
Basement
Approx. 8.1 sq. metres (87.6 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



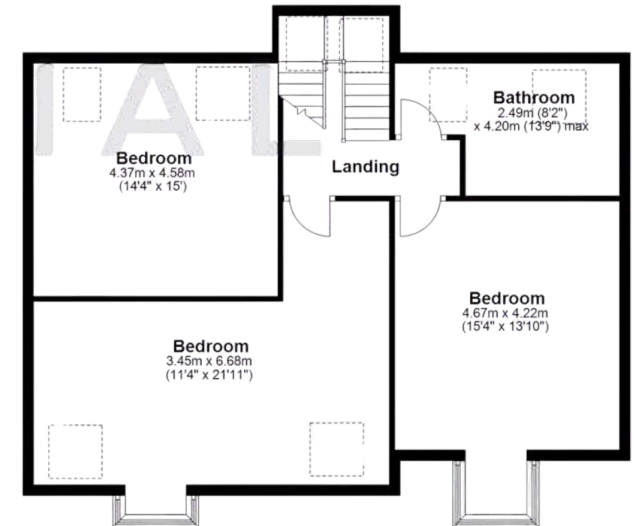
Ground Floor
Approx. 166.2 sq. metres (1788.5 sq. feet)



First Floor
Approx. 146.3 sq. metres (1574.4 sq. feet)



Second Floor
Approx. 88.0 sq. metres (947.3 sq. feet)



Total area: approx. 408.6 sq. metres (4397.9 sq. feet)

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