



1 WESTFIELD | GOSFORTH







# Westfield Gosforth

## DESCRIPTION

This substantial detached period family home with 3 floors of accommodation which retains many original features is located in central Gosforth, with a wonderful south facing rear garden and looks out over the Town Moor, and which will have regional and national appeal.

Accommodation comprises:

Ground Floor: Entrance Vestibule, Dining Hallway, Cloakroom/WC, Drawing Room, Sitting Room, Sunroom, Home Office, Breakfasting Kitchen, Pantry.

First Floor: Landing, Principal Bedroom, En Suite Shower Room, Bedroom 2, En Suite Shower Room, Bedroom 3, Bedroom 4, Family Bathroom.

Second Floor: Landing, Bedroom 5, Shower Room/WC.

Outside: Front town garden, Driveway, off street parking, double length garage, rear south facing lawn garden, vegetable garden, 2 greenhouses, Town Moor views.







Situation: Westfield is a popular residential address located in the heart of central Gosforth with direct links onto the High Street where there are a wealth of amenities including local and national shops, restaurants, public houses, coffee shops and post office. Gosforth also has excellent schooling for all ages as well as links to a number of private schools across the city. There are sports clubs and leisure facilities alike and over the Town Moor is Newcastle city centre, making this a prime location for commuting options. From the city centre there is a mainline rail station that connects to London Kings Cross in less than three hours, whilst to the north of Gosforth is Newcastle international airport with destinations around the globe. Gosforth is highly regarded as one of Newcastle's most sought after and exclusive areas and this property is in the very heart of it.

Description: 1 Westfield is a substantial detached, three storey period family home, which offers a great deal of versatility with flexible accommodation that will have to be viewed to be appreciated. Backing onto Dukes Moor with its large south-facing garden, this property will have strong regional and national appeal and an internal inspection is essential. With generous room sizes and high ceilings, the property retains many original features of a property of its age, which dates back to circa 1923.



Accessing the property is directly into an entrance vestibule and from there into the dining hallway, which is a wonderful space and sets the standard for the rest of the house. With timber panelled walls and dual aspect windows, there are stairs off to the first floor and a cloakroom/WC and from here doors leading off to other ground floor accommodation. The drawing room is south facing and looks out over the rear garden with a bay window, making the most of the views. There is a door leading into the sunroom. This is a beautiful formal reception room with fireplace as its main focal point. The sitting room is also towards the rear elevation and opens through double doors to the sunroom, and it too has a fireplace as its main focal point. The sunroom is a lovely space, especially since it is south facing and enjoys much of the day's sunshine; it has double doors that open out onto the sun terrace and garden beyond. The home office/study is also off the sunroom and is an excellent space, especially for those looking to work from home. Towards the front of the property is the breakfasting kitchen, which provides the heart of this family home. Set around the four door Aga, and large island unit there are wall and base cabinets with complementary work surfaces. From here there is access out to the attached garage, and there is also a walk-in pantry.



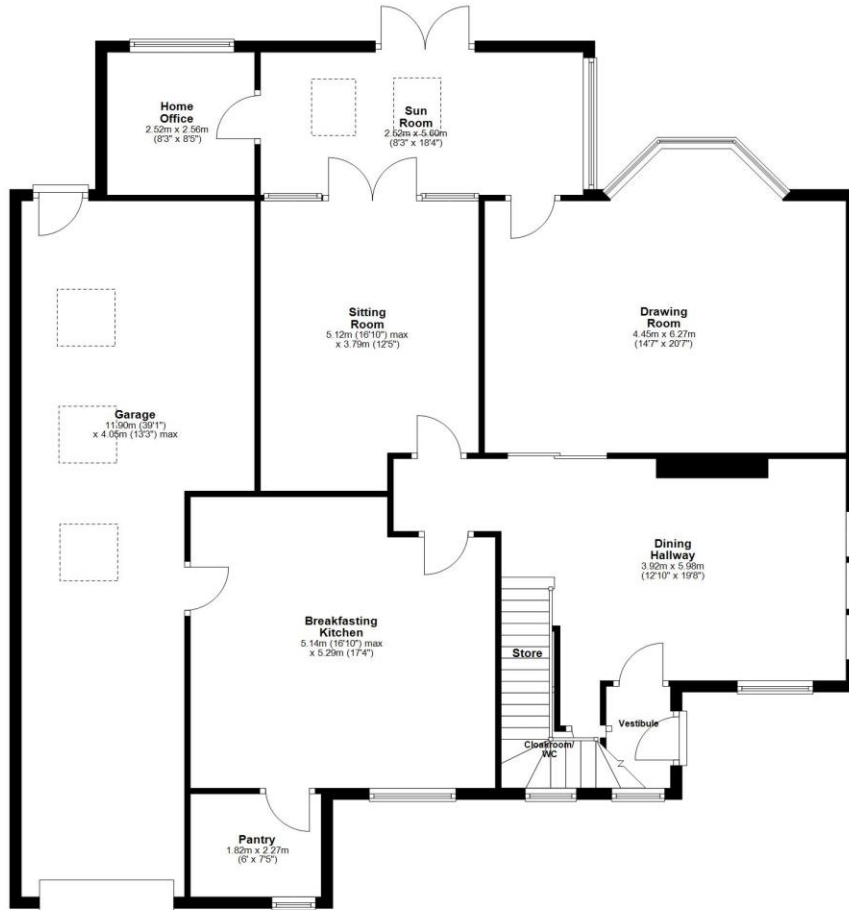


On the first floor is a landing with stairs off to the second floor. The principal bedroom is a generous double room with south-facing views overlooking the garden and with built-in wardrobes to one wall. It has its own ensuite with shower cubicle, wash basin and WC. Bedroom 2 is also a generous double bedroom with a bay window towards the rear elevation overlooking the garden. It also has an ensuite, including shower cubicle, wash basin and WC. Bedroom 3 is a single room also overlooking the rear of the property. Bedroom 4 is at the front of the property, with a corner window and is a double room. Finally, on this floor is a generous family bathroom with built-in airing cupboard which houses the tank and central heating boiler. On the second floor is a further generous double bedroom with fitted furniture and dormer window looking out over the south facing garden and there is also a shower room/WC.

Outside: To the front of the property is a town garden with access to the front door. To the side elevation is a driveway providing off-street parking as well as access to the attached double length garage, which also acts as a utility room. To the rear is one of the main selling points of this beautiful family home, its south-facing substantial and mature garden, mainly laid to lawn with mature beds, pond, vegetable garden, two greenhouses, sun terrace, ideal for outside dining through the summer months, a garden store and all looking out over Dukes Moor towards the Town Moor.

Tenure: Freehold                      Council Tax Band: G                      EPC: D

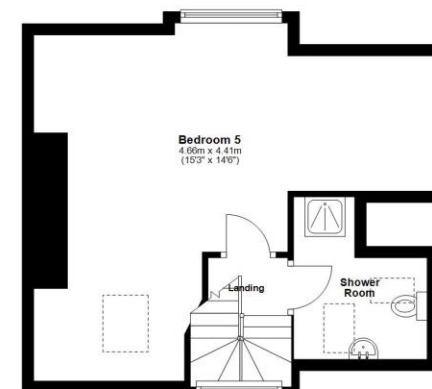
**Ground Floor**  
Approx. 174.6 sq. metres (1879.5 sq. feet)



**First Floor**  
Approx. 82.8 sq. metres (890.9 sq. feet)



**Second Floor**  
Approx. 39.2 sq. metres (422.1 sq. feet)

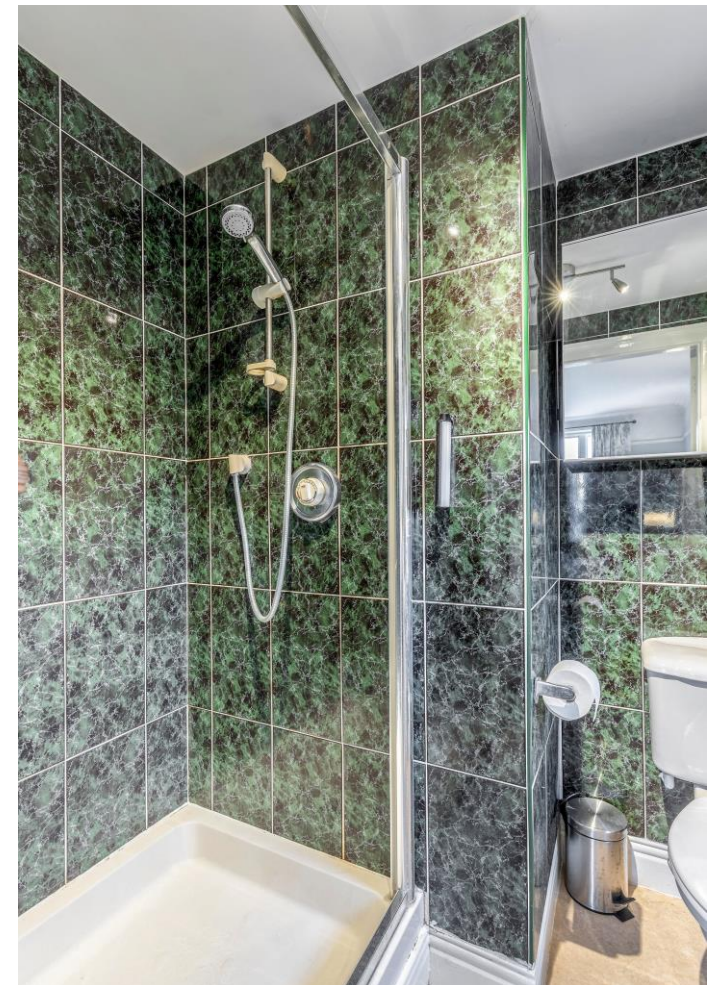


Total area: approx. 296.6 sq. metres (3192.6 sq. feet)  
**1 Westfield, Gosforth**

**PROOF AND SOURCE OF FUNDS / ANTI MONEY LAUNDERING**

Under the HMRC Anti Money Laundering legislation all offers to purchase a property on a cash basis or subject to mortgage require evidence of source of funds. This may include evidence of bank statements/funding source, mortgage or confirmation from a solicitor the purchaser has the funds to conclude the transaction. All individuals involved in the transaction are required to produce proof of identity and proof of address. This is acceptable either as original or certified documents.





## MISREPRESENTATIONS

1. The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor Rettie & Co, the selling agent, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent.
2. The Purchaser(s) shall be deemed to acknowledge that he has not entered into contract in reliance on the said statements, that they have satisfied themselves to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property.
3. Any error, omission or mis-statement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.





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