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The Garden Cottage

High Gosforth Park | Newcastle upon Tyne

A remarkable detached home dating back to 1760.

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1760
DATED AROUND

4
BEDROOMS

3
RECEPTION ROOMS

1.25 ACRES
PRIVATE GROUNDS



THE PROPERTY

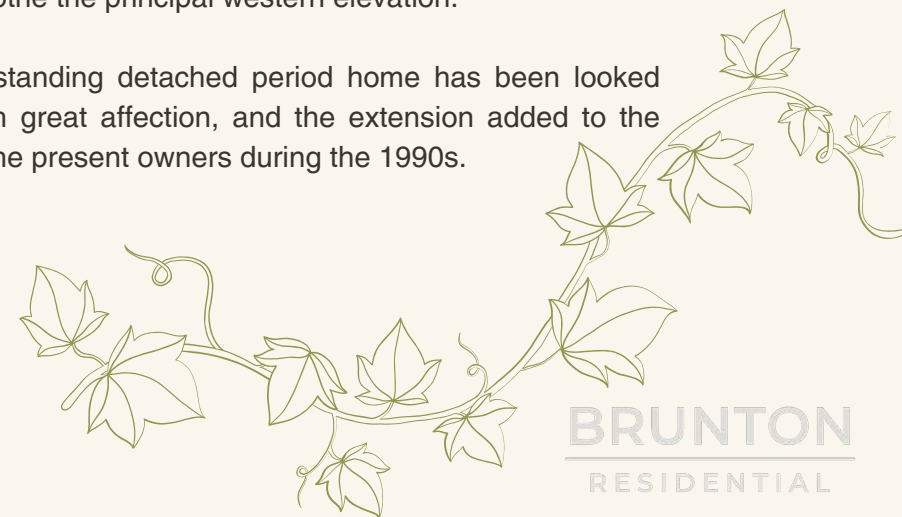
GARDEN COTTAGE

HIGH GOSFORTH PARK | NEWCASTLE UPON TYNE

There are houses that announce themselves and homes that reveal themselves slowly. The Garden Cottage belongs firmly to the latter.

Set within circa 1.25 acres of mature and private walled gardens on the edge of Gosforth, The Garden Cottage has been in the ownership of the same family for close to forty years and is offered for sale for the first time in a generation. The main section of the house dates back to around 1760 and was originally constructed as two gardeners cottages for Gosforth House (now Brandling House) and wears its age handsomely. Two storeys of mellow handmade brick, timber sash windows and climbing plants clothe the principal western elevation.

This outstanding detached period home has been looked after with great affection, and the extension added to the rear by the present owners during the 1990s.



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EXTERNALLY

THE APPROACH TO THE GROUNDS

The property itself is accessed through the old High Gosforth Park entrance, lying to the north of the principal park, and via a stone pillared entrance.

Electrically operated panelled timber gates, with secure entry phone system, give access onto a generous, multi-car gravelled driveway that turns through well-presented lawns which are lit on an evening, kept in immaculate order and sheltered on all sides by tall mature trees. The brick and stone wall boundaries enclose the garden to the north and to the west, and the effect throughout is one of considerable seclusion. The property provides adequate parking for multiple resident and guest vehicles with access to a detached double garage with store.

The house stands at the centre of its plot. Beyond it the gardens extend south and east towards the park, where several fine specimen trees are to be found, among them a Redwood of remarkable stature. Gravelled walkways lead through well stocked borders, which have been planted for colour in every season, and there are several terraces and quiet corners in which to sit at almost any hour of the day. To the north, the former kitchen garden has been laid to lawn with beautiful flower beds and is a particularly charming spot, and one well suited to those with younger children.

Perhaps the most desirable feature of all is the central walled courtyard, with its water feature, gathered between the kitchen and the original garden wall. Sheltered, warm and entirely private, this outstanding space is a natural place to dine out of doors with friends and family.



A HOME OF DISTINCTION

THE HOUSE



An entrance door clothed in ivy opens into a vestibule which in turn gives access to property. The superb drawing room lies to the south, which offers an elegant and well-proportioned room with a large inglenook fireplace and wood burning stove, and a large walk-in bay window facing south across the terrace and gardens. This lovely room is ideal for winter as much as for summer.

To the opposite side of the entrance, the hall widens into a dining hall of similar quality, with a westerly window and period fireplace, from which the staircase rises to the first floor. Off this lies the family snug, placed to the front of the house with a window overlooking the garden. This cosy room is where present owners spend most of their time and offers fitted cabinetry to the alcoves.

Steps then rise to the rear wing (which was added in the 1990s), where a generous kitchen and dining room is fitted with hand painted bespoke solid timber cabinetry by the Newcastle Furniture Company, arranged around a central island and breakfast bar, with extensive integrated appliances and an oil fired two oven AGA. The floor is tiled in terracotta and a bay window looks out over the garden with French doors leading onto steps which lead down to the enclosed courtyard. To the rear, a walk-in bay enjoys views out over the enclosed rear walled garden and provides a door to the rear terrace and garden.

Beyond lies a single storey wing, housing a ground floor cloakroom and guest WC, a utility room with fitted storage, and a well-proportioned study for two with dual aspect windows over the front garden. A secondary door returns to the driveway. This wing serves the house admirably as it stands and offers scope for further enlargement (subject to desirability and the appropriate consents).

To the first floor are four well-proportioned bedrooms, two of them are comfortable principal suites. The first lies in the south wing, with bespoke fitted storage and aspects to the east, south and west across the gardens, and an en-suite bathroom appointed with a four-piece suite. The second, in the easterly wing, has dual aspect windows, two large store cupboards and its own ensuite bathroom with a three-piece suite. Two further bedrooms, both with fitted storage, are served by the family bathroom with three-piece suite.

To the grounds there is a detached double garage, with a side entrance opening into a garden store and workshop, offering excellent space for storage and for hobbies. The garage provides further opportunity to be adapted into a garden annex, studio or home gymnasium (again subject to planning).



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EXCELLENT LOCATION SITUATION

The Garden Cottage lies within High Gosforth Park, with ready access to the old Great North Road running south into central Gosforth and to Gosforth High Street with its excellent array of shops, restaurants and amenities, as well as outstanding local state and independent schooling for all ages.

Also placed nearby is Newcastle Racecourse, Several Highly Regarded Golf Clubs and the A1, which provides direct access across Tyneside and into Northumberland, as well as Newcastle International Airport, offering excellent national and international air links.





IN SHORT

The Garden Cottage provides one the most delightful, detached period homes which is placed within easy reach of Newcastle City Centre and offers a property of real historical character.

The house is comfortably proportioned, standing in grounds of a scale that rarely becomes available so close to central Gosforth, outstanding schooling and excellent transport links.

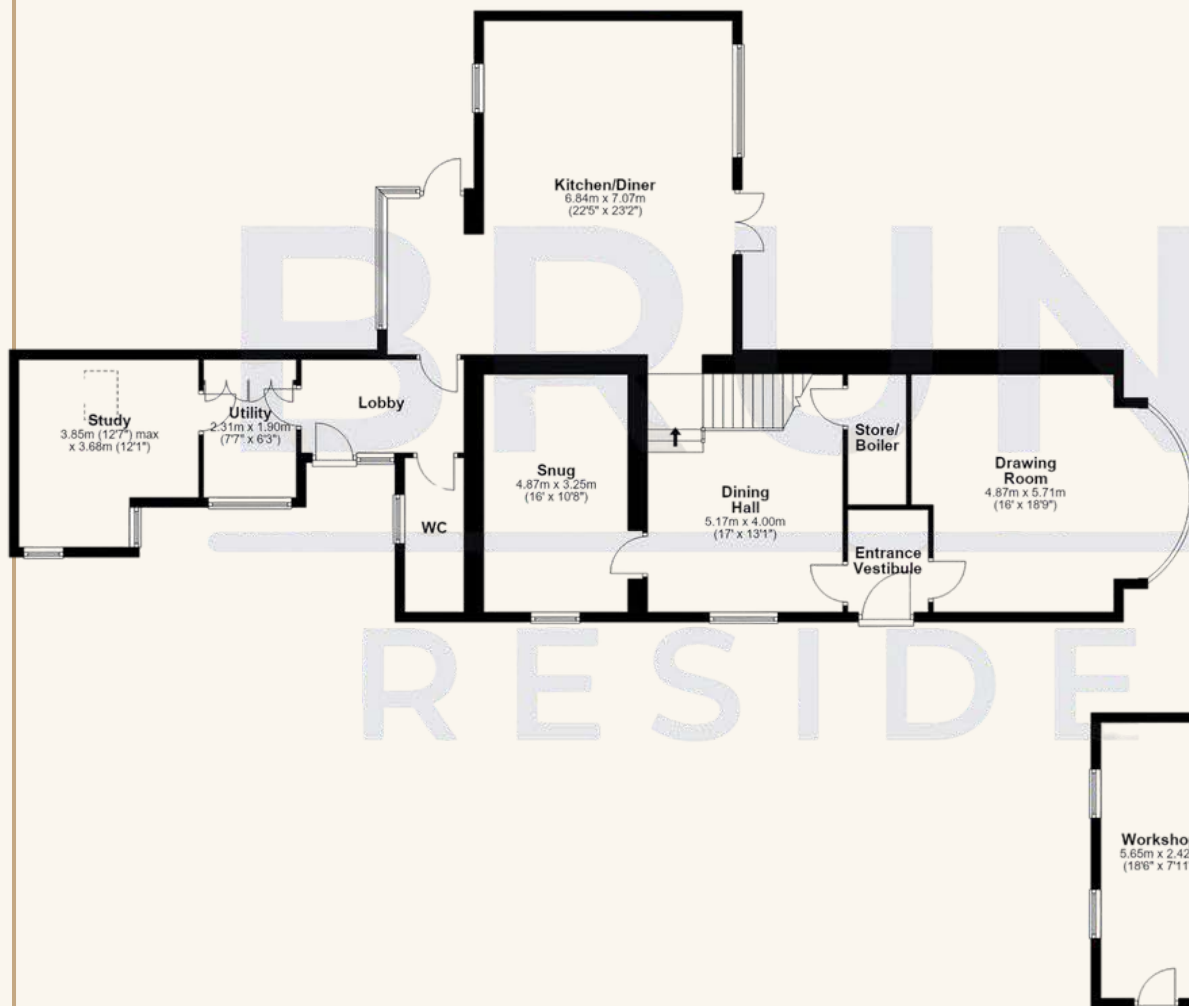
Early viewings are deemed essential.



FLOORPLANS

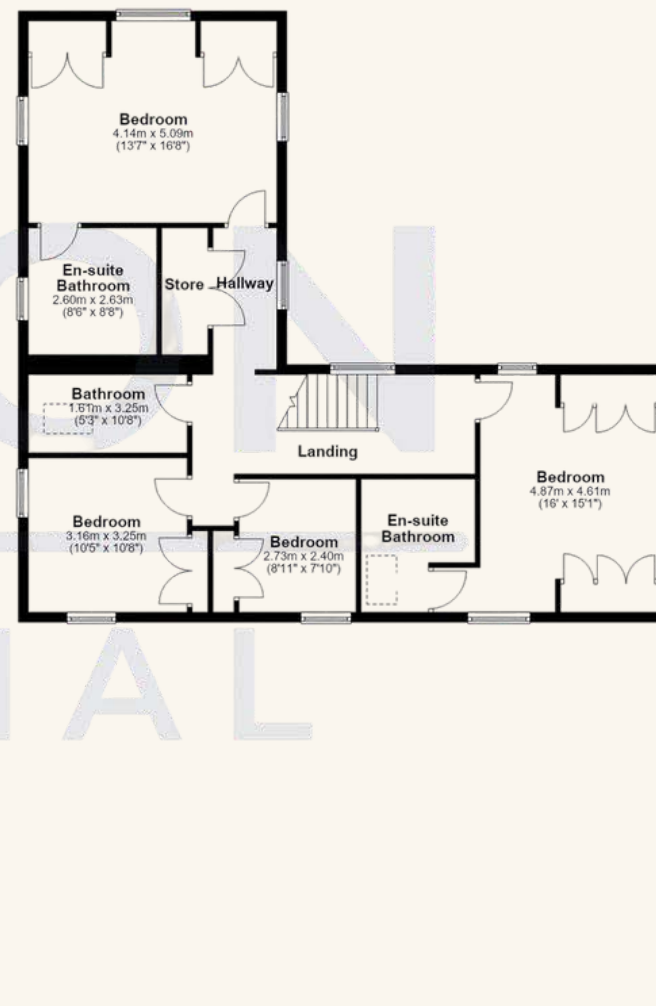
Ground Floor

Approx. 185.8 sq. metres (2000.2 sq. feet)



First Floor

Approx. 99.7 sq. metres (1073.2 sq. feet)



EPC RATING: C

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