

# BRUNTON

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## RESIDENTIAL



**SWINBURNE PLACE, SUMMERHILL SQUARE, NE4**

**Offers Over £585,000**

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Stunning Georgian Townhouse Boasting a Wealth of Period Charm & Occupying a Prime Position within Summerhill Square, Showcasing Elegant Accommodation Across Multiple Floors with a Bespoke DeVol Kitchen, Versatile Lower Ground Floor Studio, Three/Four Bedrooms, En-Suite Facilities and Charming Front Town Garden!

This beautifully presented period Grade II listed townhouse is ideally positioned on Swinburne Place, forming part of the highly desirable Summerhill Square Conservation Area. This historic setting is renowned for its strong sense of local community, centred around the nearby Summerhill Pavilion, Bowling Club and Communal Gardens, which provide a range of wonderful green spaces, allotments and local events.

Summerhill Square itself overlooks the central Summerhill Park, located just to the west of Newcastle City Centre. The property benefits from a superb central position, offering easy access on foot to everything the city has to offer, including an array of cafés, restaurants, shops and amenities, alongside excellent transport links including Newcastle Central Station and the A1 motorway.

The property offers elegant and versatile accommodation arranged over five floors, seamlessly blending a wealth of original period features with high-quality contemporary finishes. Generous proportions, refined interiors and carefully considered upgrades combine to create a stylish and characterful home.

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The internal accommodation comprises: Central entrance hall that opens into a re-fitted kitchen, a well-proportioned space, with tall ceilings, wood flooring with bespoke DeVol units and integrated appliances. To the left of the hallway is a great dining room overlooking the front garden and enjoying a southerly aspect. This room features wood flooring, a period feature fireplace, tall ceilings and ornate cornicing.

The stairs then lead down to the basement level, which is accessed from the hallway, and provides access to a utility/laundry room and an additional area that has been curated into a flexible lower ground floor studio space.

The stairs then lead up to the first-floor landing, which in turn provides access to a bedroom, featuring wood flooring and a feature fireplace, with access to a re-fitted en-suite shower room with part-tiled walls and a heated towel rail. To the right of the landing is a full-width drawing/reception room, which benefits from original wood flooring, a feature fireplace, ornate cornicing, shutters, and an impressive southerly aspect overlooking the front gardens and Summerhill Square.

The stairs continue up to the second-floor landing, which then gives access to a well-appointed bathroom with a dressing room and a further full-width master bedroom enjoying a southerly aspect, with a feature fireplace, original floorboards. The bathroom is fitted with bespoke hand-crafted cabinetry, a Drummond's freestanding cast iron bathtub, tiled flooring and a generous separate shower.

The third-floor landing opens into a versatile living or sleeping space (currently utilised as an office and studio). This room is perfect as a guest floor and also benefits from wood flooring, a dual aspect, ample storage, and flexibility for alternative uses.

Externally, the property enjoys a charming town garden to the front, along with on-street allocated parking.



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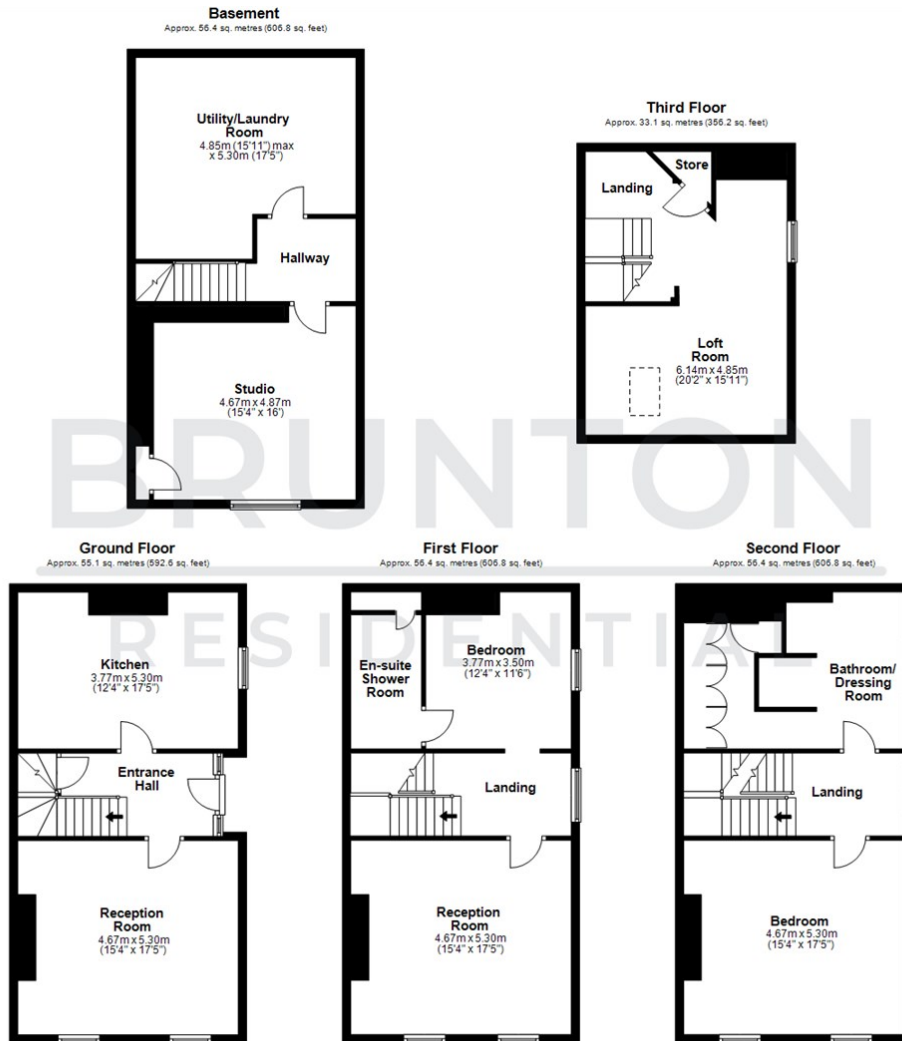
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TENURE : Freehold

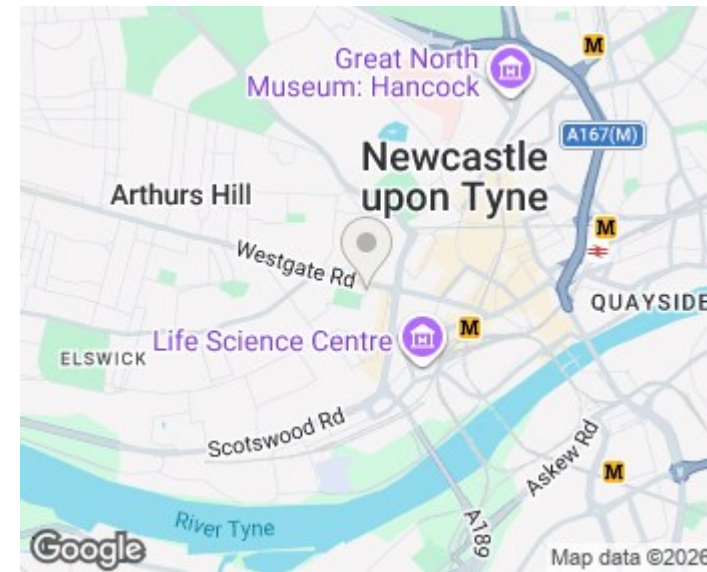
LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : C

EPC RATING :



All measurements are approximate and are for illustration only.  
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</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		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		