



Panniards Cottage West

SOUTH VIEW, EAST DENTON, NE5 2BQ

RMS | Rook
Matthews
Sayer

INCORPORATING
Fine LIVING



4 BEDROOMS
3 BATHROOMS
2 RECEPTION ROOMS

ASKING PRICE
£575,000

- Semi detached stone-built house
- Four well-proportioned Bedrooms
- Two Reception Rooms
- Cloakroom/W.C
- Beautifully Presented
- Ensuite facilities to Two
- Family Bathroom/W.C
- Double Detached Garage

Exceptional stone-built property

A rare opportunity to acquire a truly distinctive historic residence, Panniards Cottage West is an exceptional semi-detached stone-built home, enviably positioned on South View in East Denton, Newcastle. Rich in heritage and character, the property enjoys excellent connectivity, with swift access to the A69 and A1, providing effortless routes into Newcastle city centre and beyond. Dating back to at least the 19th century, the property occupies a fascinating position in local history, originally forming part of the rural fringes opposite the former West Denton Hall—later known as St Vincent's Home and more recently the Alan Shearer Activity Centre. Historically, the property enjoyed an idyllic outlook over "The Panniards" a picturesque wooded dene with a meandering stream that once ran from Westerhope, beneath the Hexham Road (A69), and onward to the River Tyne at Bell's Close.





Elegant living and dining room

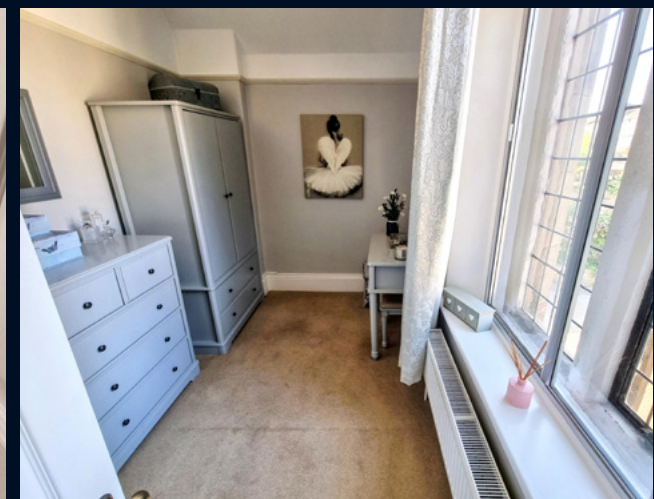
Behind its traditional stone façade, the home retains a wealth of exquisite period features, including reclaimed internal doors with leaded Victorian glass panels, a striking inglenook fireplace within the lounge, and an elegant black cast-iron fireplace to the dining room—each detail reflecting the home's enduring character and craftsmanship.



Beautifully fitted kitchen

The accommodation is both generous and versatile, briefly comprising an inviting entrance hall, an impressive 19'1 dual-aspect lounge, formal dining room, cloakroom/WC, and a beautifully appointed fitted kitchen complete with central island, ideal for both family living and entertaining.





Spacious bedrooms & bathroom

To the first floor are four well-proportioned bedrooms, including an en-suite WC to bedroom two and a stylish en-suite shower room with WC to bedroom three, complemented by a superb family bathroom.

Enclosed garden

Externally, the property continues to impress with a detached double garage, courtyard parking, a substantial enclosed lawned garden, and a blockpaved seating terrace—perfect for outdoor entertaining. A shared gravelled driveway further enhances the sense of space and exclusivity.



Property Description

Entrance Hall

Pilkington tiled flooring and three storage cupboards.

Lounge 19' 11" x 14' 9" (6.07m x 4.49m)

Dual-aspect room with leaded window to the front and second glazed window to the rear, a dual-fuel wood-burning stove set within the original inglenook fireplace, parquet flooring, central heating radiator, television point, and decorative coving with ceiling rose.

Dining Room 13' 9" Max x 11' 1" Max (4.19m x 3.38m)

A leaded window to the front, a black cast-iron-style fireplace with an ornate mantel, a central heating radiator, and decorative coving with a ceiling rose.

Cloakroom/W.C

Fitted with a low-level W.C, pedestal wash hand basin and Pilkington tiled flooring.

Kitchen 16' 7" Max x 15' 8" Max (5.05m x 4.77m)

Fitted with a comprehensive range of wall and base units complemented by granite work surfaces over, incorporating a ceramic sink with mixer tap and drainer. Integrated appliances include a fridge/freezer, while a traditional range cooker with decorative tiled splashback provides an attractive focal point. Additional features include tiled flooring with underfloor heating, recessed spotlights, a central heating radiator, and leaded windows to the side and rear elevations allowing for excellent natural light. The central island incorporates a stainless steel circular prep sink with mixer tap and breakfast seating area. Further benefits include a television point and a door leading to the rear.

Landing

Benefits two useful storage cupboards and loft access via a drop-down ladder leading to an impressive fully boarded loft space spanning the full width of the property, ideal for extensive storage.

Bedroom One 12' 9" Plus wardrobes x 12' 3" (3.88m x 3.73m)

Leaded window to the front, central heating radiator and fitted wardrobes.

Bedroom Two 12' 7" Max x 11' 3" Max (3.83m x 3.43m)

Leaded window to the front, central heating radiator and fitted wardrobes.

En-suite WC

Fitted with a low-level W.C. with concealed cistern, vanity wash hand basin with tiled splashback and a double glazed window.

Bedroom Three 12' 3" Max x 9' 1" Max (3.73m x 2.77m)

Leaded window to the front and central heating radiator.

En-Suite Shower Room with W.C.

Fitted with a low level W.C, pedestal wash hand basin, central heating radiator, shower cubicle and double glazed window.

Bedroom Four 11' 4" x 7' 2" (3.45m x 2.18m)

Leaded secondary glazed window to the front and a central heating radiator.

Bathroom/W.C 15' 9" x 7' 1" (4.80m x 2.16m)

Spacious, fully tiled family bathroom comprising a low-level WC, twin pedestal wash hand basins, and a bidet. The room includes a walk-in shower, underfloor heating, and a central heating radiator with overhanging towel rail. A raised step leads to a traditional double-ended roll-top bath with shower mixer taps and a handheld attachment. The bathroom is further enhanced by two double-glazed windows providing natural light.

Externally

Impressive gated entrance opening onto a shared gravel driveway, leading to a beautifully maintained and fully enclosed garden. Predominantly laid to lawn, the outdoor space also boasts a stylish block paved seating area, attractive

courtyard, and a substantial detached double garage, creating the perfect setting for both relaxing and entertaining.

Detached Double Garage & Separate Utility Room 19' 1" x 18' 7" (5.81m x 5.66m)

Benefitting from power and lighting, the garage also features drop-down ladder access to a fully boarded loft space, providing excellent additional storage. The utility room offers tiled flooring and plumbing for washing machine.

PRIMARY SERVICES SUPPLY

Electricity:	MAINS
Water:	MAINS
Sewerage:	MAINS
Heating:	MAINS GAS
Broadband:	FIBRE TO CABINET
Mobile Signal Coverage Blackspot:	NO
Parking:	DOUBLE GARAGE & DRIVEWAY

Mining: The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

Accessibility:

This property has lever access.

Tenure: Freehold - It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser.

Council Tax Band: D

EPC Rating: TBC

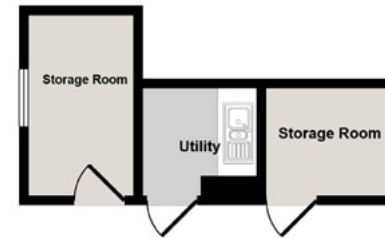
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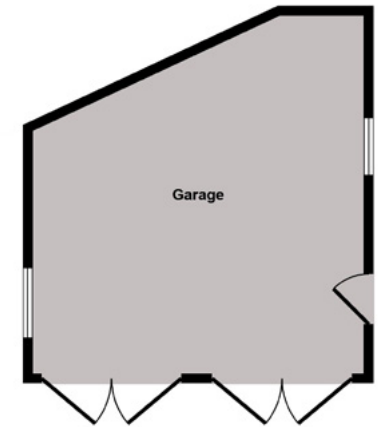
GROUND FLOOR



FIRST FLOOR



OUTBUILDINGS



GARAGE



EPC TBC



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