

# Finest

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Westerhope | Newcastle upon Tyne

18 Highfield Road



# “An extensively renovated stone-built cottage with exceptional contemporary living spaces and landscaped south-facing gardens”

## The Property

Set along one of the area's most established residential streets, Rosslyn is a thoughtfully extended stone-built cottage that combines the character of the original house with a confident contemporary addition to the rear. Positioned at the upper end of Highfield Road, the setting feels notably peaceful and private, despite being within easy reach of Newcastle city centre, the airport and the wider road network. Mature trees and established planting soften the approach, while the house itself sits comfortably within its plot, with carefully composed gardens to both the front and rear.

The original house retains a strong sense of character, with stone elevations, deep-set windows and a traditional roofline giving way to a series of well-balanced internal spaces that have been substantially improved over time. The rear extension introduces a more architectural element to the property, using broad expanses of glazing, clean contemporary detailing and a strong connection to the garden to create a distinct contrast that works particularly well against the traditional stonework.

The house opens into a welcoming central hall from which the accommodation unfolds naturally. To one side, the sitting room is arranged as a more formal reception space, generous in scale and filled with natural light from dual aspect windows.

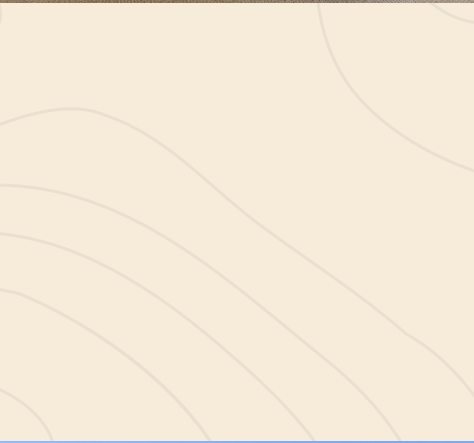


The proportions are immediately striking, with solid oak flooring continuing underfoot and a contemporary inset fireplace creating a strong focal point within the room. The overall atmosphere feels calm and refined, while still remaining comfortable and practical for day-to-day living.

Beyond, the dining and living space forms the social centre of the house, where the original cottage character has been retained through exposed brickwork, a substantial timber mantle and a log burning stove set within the chimney breast. Oak flooring continues through the space, reinforcing the sense of continuity between old and new, while the open connection through to the kitchen creates a layout that feels particularly well suited to entertaining.

The kitchen itself has been exceptionally well considered, arranged around a large central island beneath an expansive roof lantern that draws daylight deep into the room throughout the day. Hand-painted solid oak cabinetry is paired with Dekton work surfaces and integrated appliances, while the scale of the room allows for both informal dining and more sociable gathering around the island. Sliding glazed doors open directly onto the rear terrace, allowing the garden to become a natural extension of the living space during warmer months. Built-in Sonos ceiling speakers have been integrated throughout the kitchen area, reinforcing the house's focus on entertaining and modern family living. Underfloor heating serves the kitchen, adding a further layer of comfort and practicality.

The ground floor bedroom accommodation is particularly versatile, arranged



to suit a variety of requirements. Three well-proportioned bedrooms are positioned across this level, each enjoying a pleasant outlook over the gardens and served by a striking contemporary bathroom finished with large-format tiling, a freestanding bath and separate glazed shower enclosure. An additional room, currently arranged as a study, provides further flexibility for home working, reading or occasional guest accommodation. A utility room, boot room and integral garage provide the practical infrastructure expected of a house of this calibre.

The first floor has been thoughtfully adapted to create a superb principal suite beneath vaulted ceilings, where exposed beams and rooflights add both character and natural light. The bedroom itself is generous in scale, accompanied by a substantial walk-in dressing area that enhances the sense of privacy and separation from the main accommodation below. The en-suite bathroom is finished in solid travertine and incorporates a freestanding bath beneath the eaves alongside a separate walk-in shower, creating a calm and luxurious atmosphere consistent with the quality seen throughout the house. A further first floor bedroom and additional ensuite shower room provide flexible accommodation for guests or family living.

Google Maps

what3words



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## Wayleaves, Easements & Rights of Way

The property is being sold subject to all existing wayleaves, easements and rights of way, whether or not specified within the sales particulars.

## Services

Mains electric, water and drainage. Gas central heating.

Postcode Council Tax EPC Tenure

NE5 5HS

Band E

Rating TBC

Freehold

# Floor Plans



Total area: approx. 300 sq. metres (3229 sq. feet)

# Finest

Viewings Strictly by Appointment



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