



3 Castle Hill House

Wylam



SANDERSON
YOUNG





3 Castle Hill House

Wylam, Northumberland, NE41 8JG

A magnificent and refurbished, three bedroom apartment located on the ground floor of Castle Hill House, formally Wylam Manor, with views over the stunning 23 acres of formal gardens and communal grounds.

Built in circa. 1838, the manor was constructed by prominent architect Archibald Dunn as his family home, before becoming the Royal Victoria Hospital Convalescent Home for a short period and then being into the apartments it is today.

The fabulous conversion apartment has been sympathetically refurbished to create an exceptional luxury home, whilst still retaining the beautiful original features of this historic building with an impressive 28ft formal drawing room with stone mullion windows, stained glass and leaded upper panes, and impressive carved stone fireplace.

Price Guide:
Guide Price £375,000

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The apartment is accessed via a grand wood panelled communal vestibule and hallway, and benefits from gas central heating, a secure gated entrance, allocated parking bay along with extensive visitor parking and stunning communal gardens and grounds.

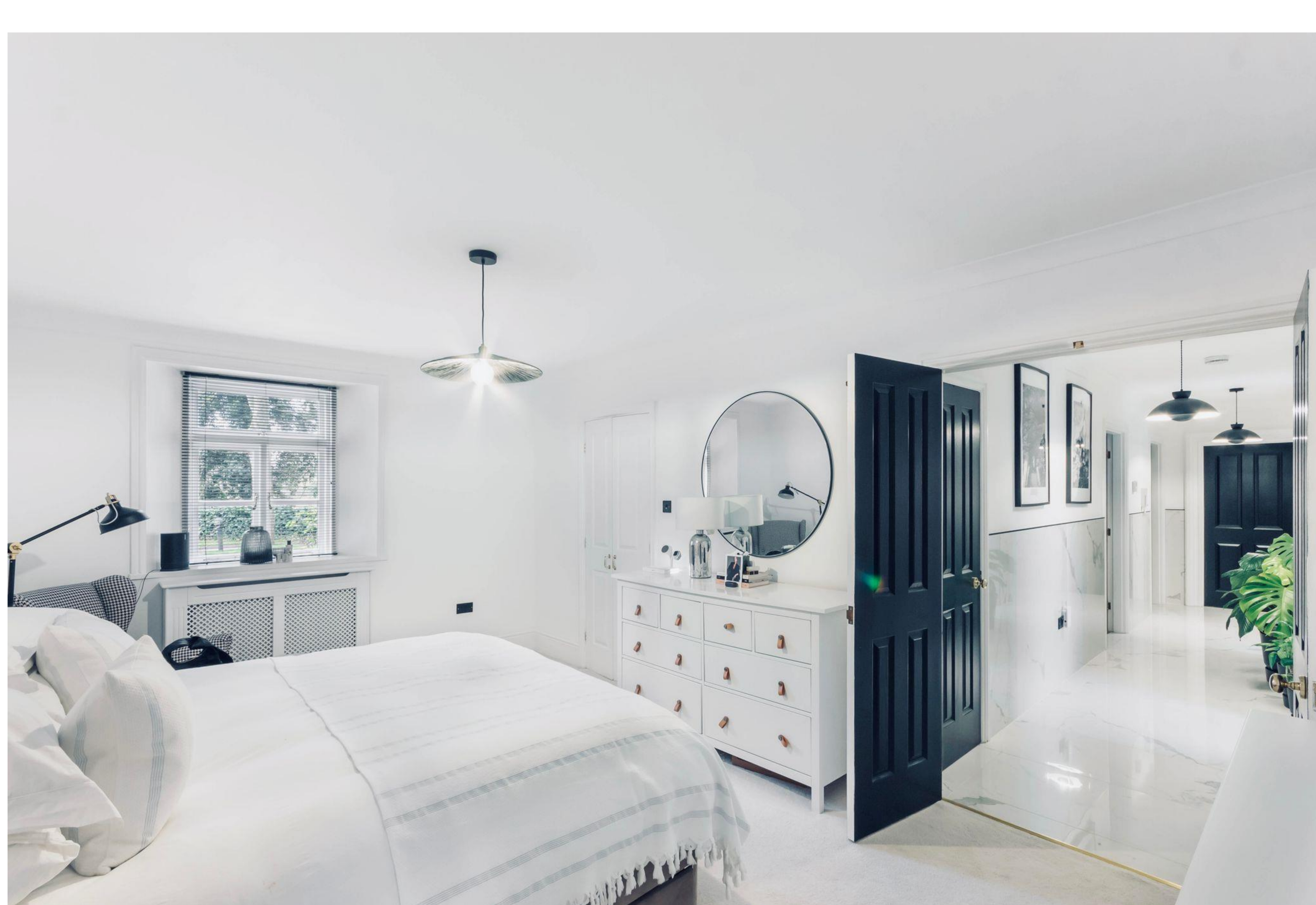
The apartment is ideally placed for easy access to Wylam village and Wylam train station, which can be privately accessed via a walkway directly onto the platform, and offers direct access to Newcastle (approximately 14 minutes) and Carlisle. The A69 is located approximately 3 miles away and offers excellent road links throughout the region. Wylam village offers a good range of local amenities including local pubs, coffee shops, a post office, village store, and supermarket, chemist, doctor's surgery and church.

Communal entrance hallway | Hallway with stunning tiled floor and built in storage | Fabulous formal drawing/dining room with a beautiful high ceiling with decorative detail, stone fireplace and feature windows, with walk in pantry with shelving | Stylish contemporary bespoke hand painted kitchen with breakfast bar seating area, copper Bertazzoni built in combo microwave oven with matching gas hob finished in stylish black glass with remote control up and down hood, integrated Neff appliances and copper sink and boiling tap.



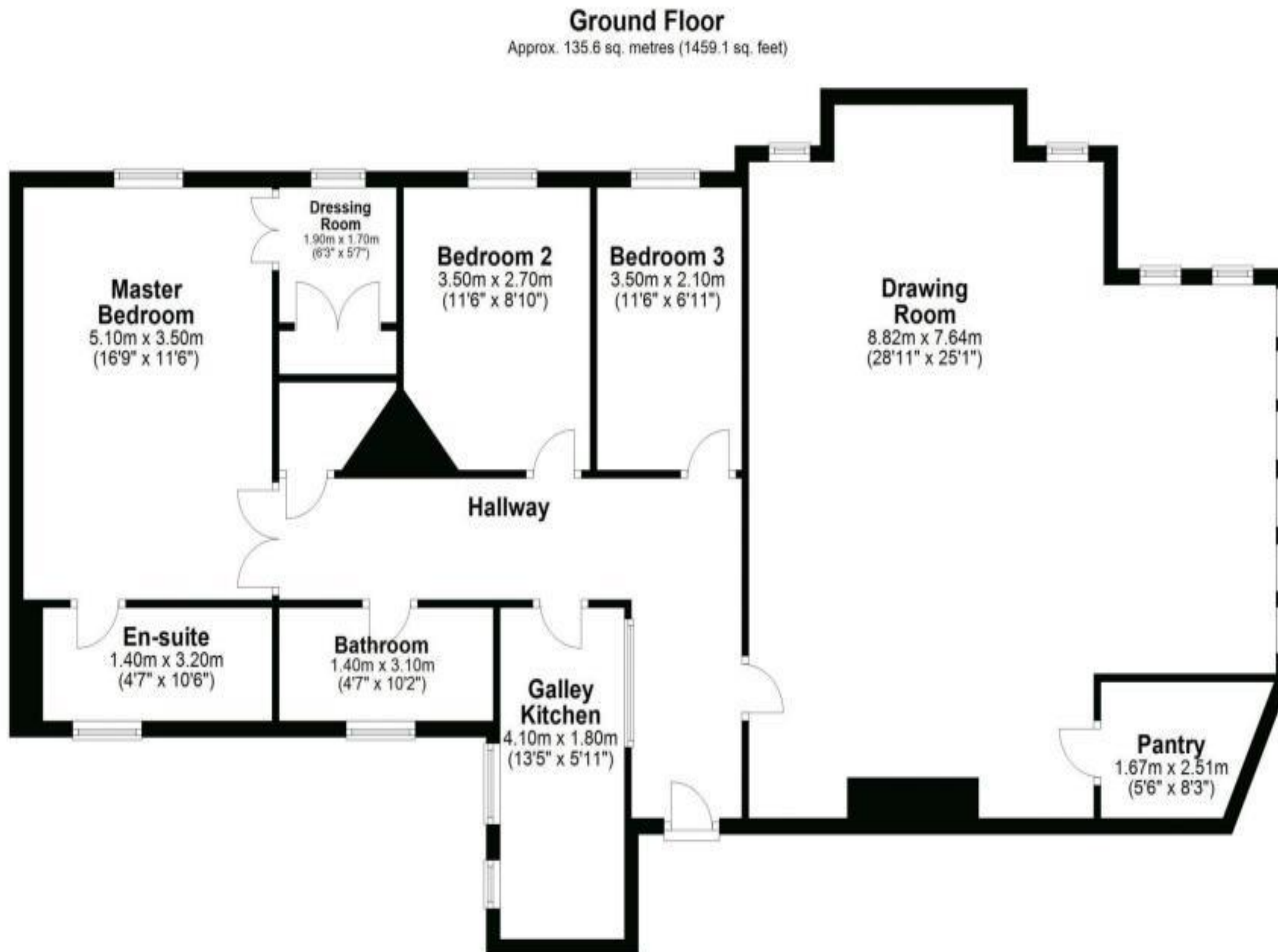
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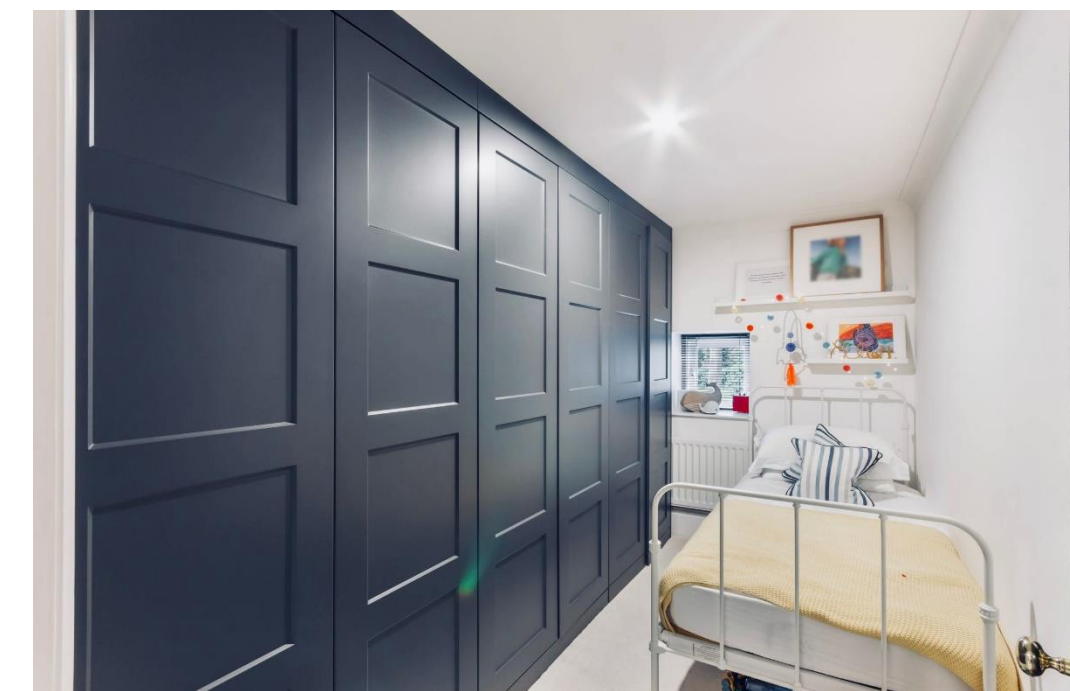






Total area: approx. 135.6 sq. metres (1459.1 sq. feet)

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Bedroom one with dressing room with newly fitted bespoke hand painted wardrobes and dressing table | Luxury ensuite shower/wc with two sinks, black slate effect shower tray and matching black screen and full height porcelain tiles | Guest double bedroom with hand painted fitted wardrobes | Bedroom three, also with hand painted fitted wardrobe | Lovely newly fitted bathroom/wc with free standing bath and full height porcelain tiles.

Allocated parking bay for one car at the front of the property and communal parking | Secure gated entrance | 23 acres of mature grounds and woodland.

Services: Mains electric, gas, water and drainage | Tenure: Leasehold | Lease Remaining: 974 Years | Ground Rent: N/A | Service Charge: | Council Tax: Band F | Energy Performance Certificate: Rating D



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