



## The Orchard , Wylam NE41 8BS

- ARCHITECT DESIGNED DETACHED HOUSE
  - NEWLY RENOVED
  - 3 RECEPTION ROOMS
  - 3 BATHROOMS
- LARGE DRIVEWAY & DOUBLE GARAGE
- SUPERB VILLAGE LOCATION
  - 5 BEDROOMS
- EXTENSIVE NEW KITCHEN/FAMILY ROOM
- MATURE GARDENS APPROX 0.2 ACRES
- NEW WIRING, PLUMBING & DOUBLE GLAZING

Offers Over £700,000







#### FULL DESCRIPTION

Architect designed 'Banyard' detached house situated in the superb and highly regarded rural village of Wylam. With many design features typical of its era including; double height ceilings and full height picture windows giving excellent natural light to the home. Having undergone a full renovation program from 2022, the property is in immaculate condition throughout. Internally the property is accessed via an entrance porch leading to a spacious hallway, cloakroom/wc, utility room and lounge with a study room leading off. A sitting area situated to the rear of the stairs enjoys double doors accessing the garden. The extensive kitchen/family room was fitted in 2022 and has a range of fitted appliances. In addition there is also a further sitting room with luxury parquet flooring and freestanding multi fuel burner. An open staircase from the hallway leads to the landing, master bedroom with luxury en-suite shower room, bedroom 2 with a further stylish shower room, a further 3 generous bedrooms and family bathroom. Externally the site extends to approximately 0.2 acres. To the front a large driveway providing ample off road parking leads to a double width garage. The gardens are mature and well established with an abundance of plants, shrubs, trees and laid lawns. There is also a paved patio for outside dining as wells as a timber storage shed and greenhouse.

No expense has been spared and the property has been thoroughly renovated with new central heating system and radiators to all rooms, new plumbing, new wiring and new UPVC double glazing and composite entrance doors throughout.

The Orchard is in an exclusive cul-de-sac development tucked off Church Road, which was originally part of the Wylam Hall Estate.

This is a rare opportunity to acquire an exceptional home. Viewings are strongly recommended.



## AREA INFORMATION

Wylam village offers a range of local amenities and outdoor activities, many of which are based around the River Tyne and the nearby parks and cycle routes. The village has a number of shops and supermarkets, pubs and cafes/restaurants, including the award winning Real Ale pub 'The Boathouse' located by the river and Wylam Train Station. Wylam First School, Ofsted rated 'Excellent', serves those Primary school age children, with Wylam Forest School serving pre-school children. The National Cycle track runs through the centre of the village, with direct routes to Newcastle city centre and the Tyne Valley and is surrounded by many public footpaths in unspoiled countryside.

## ENTRANCE PORCH

## ENTRANCE HALLWAY

Composite entrance door leading to the spacious entrance hallway with double radiator, spot lighting, wood effect porcelain tiled flooring and stairs to the first floor.

## CLOAKROOM/WC

White suite comprising: low level wc, pedestal wash hand basin, heated towel rail and tiled walls and flooring.

## UTILITY ROOM

5'6 x 4'8

Floor unit with composite oak worktop, plumbed for washer and tumble dryer, tiled splashback and flooring.

## LOUNGE

19'9 x 11'7

Double radiator and wood effect porcelain tiled flooring

## STUDY

11'7 x 6'6

Leading off the lounge with double radiator and wood effect porcelain tiled flooring

## SITTING AREA

At the rear of the stairs with spot lighting, wood effect porcelain tiled flooring and double glazed doors leading to the garden.

## KITCHEN/FAMILY ROOM

31'10 x 11'8

Extensive range of shaker style wall and floor units with solid oak worktops incorporating breakfast bar and inset white enamel sink and drainer unit with mixer tap. Integrated dishwasher, 5 burner gas hob, double electric oven and stainless steel extractor canopy. Built-in storage cupboard housing the central heating boiler, spot lighting and tiled flooring with under floor heating in the kitchen area leading to the family area with double radiator and wood effect porcelain tiles.

## SITTING ROOM

Parquet flooring, double radiator, cast iron multi fuel burner and composite entrance door.

## SPACIOUS FIRST FLOOR LANIDNG

Double radiator.

## MASTER BEDROOM

17'6 x 11'7

Double radiator and fitted wardrobe.

## EN-SUITE

Range of modern storage units incorporating low level wc, and wash hand basin, walk-in shower cubicle with glass screen and mains fed rainfall shower head above, tiled walls and flooring, spot lighting and chrome heated towel rail.

## BEDROOM 2

13'8 x 11'8

Radiator and laminate flooring.

## EN-SUITE

White suite comprising, close coupled wc, pedestal wash hand basin, walk-in shower cubicle with glass screen and mains fed shower, travertine tiled splashbacks and flooring, storage unit and heated towel rail.

## BEDROOM 3

11'7 x 11'8

Built-in wardrobe, radiator and laminate flooring.





#### BEDROOM 4

12'0 x 11'8

Radiator and laminate flooring.

#### BEDROOM 5

7'5 x 8'6

Built-in cupboard, radiator and solid oak flooring.

#### FAMILY BATHROOM

White suite comprising, close coupled wc, vanity unit with inset wash hand basin, panel bath with bath tap shower fitting, spot lighting, travertine tiled splashbacks and flooring and chrome heated towel rail.

#### LARGE DRIVEWAY & DOUBLE WIDTH GARAGE

Ample off road parking leading to a double width garage with remote controlled up and over door, power and lighting.

#### MATURE GARDENS

Beautifully established gardens with laid lawns, and patio area bordered with mature plants, shrubs and trees to provide a good degree of privacy.

#### EPC.

EPC Rating - C

EPC Link - <https://find-energy-certificate.service.gov.uk/energy-certificate/5619-8020-4109-0626-1206>

#### FREEHOLD

We have been informed that the property is Freehold. Interested purchasers should seek clarification of this from their Solicitors.

#### PROPERTY PORTALS.

We are proud to be affiliated with the UK's leading property portals.

Our properties are displayed on [Rightmove.co.uk](https://www.rightmove.co.uk), [Zoopla.co.uk](https://www.zoopla.co.uk) & [OnTheMarket.com](https://www.onthemarket.com).



#### PROPERTY VIEWING.

Contact Stuart Edwards Estate Agents for an appointment to view.

#### FREE VALUATION.

Our family run business is made up of friendly, professional people who have extensive experience of the housing market. We understand estate agencies come and go, but Stuart Edwards Estate Agents has consistently secured high levels of sales throughout a 40 year period.

If you would like to arrange a free no obligation valuation, please contact Stuart Edwards Estate Agents today!

#### THE PROPERTY OMBUDSMAN.

Membership is held with The Property Ombudsman for sales and lettings.

#### THANKS.

Thank you for accessing these details. Should there be anything further we can assist with, please contact our office.

Please note Stuart Edwards Estate Agents is the trading name for Bluepace Durham Ltd.





Council Tax Band: G  
EPC Rating: C



Total area: approx. 232.5 sq. metres (2502.7 sq. feet)  
7 The Orchard, Wylam

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

