



Castle Hill House

Wylam

This beautiful character apartment is available for sale within Castle Hill House in Wylam. The development is steeped in history and benefits from access to 23 acres of fabulous communal gardens and grounds and convenient private access to Wylam train station and village. The development is gated and boasts a secure entry phone system and ample visitor parking. Accommodation comprises of: The front door opens to a light and airy hallway giving access to the principal rooms of the apartment. There is an impressive kitchen, comfortable living room with charming bay window and feature fireplace, a well-presented bathroom, master bedroom suite with walk in wardrobe and en-suite shower room and completing the layout is bedroom two which is currently being used as an office. Wylam is an extremely sought-after village and benefits from excellent amenities including restaurants, transport links including a train station a short distance away using the private footpath for Castle Hill House residents, river walks, doctors and pubs. A viewing is absolutely essential to appreciate the size and character of this lovely apartment.

Asking Price: £275,000

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The front door opens to a light and airy hallway with carpeted flooring, triple glazed window to the rear, radiator, coving and entry phone system.

Living Room 19'1 into bay x 14'3 (5.82m x 4.34m)

This generously proportioned room has a lovely outlook through a triple glazed bay window to the front. There is a feature fireplace, carpeted flooring and two radiators.



Kitchen Breakfast Room 11'8 x 10 (3.56m x 3.05m)

A well-appointed fitted kitchen with sink unit inset, space for a washing machine and fridge freezer, electric oven, newly fitted Bosch gas hob and cooker hood above, part tiled walls, triple glazed window to the front, radiator, vinyl flooring and central heating boiler.

Bedroom Two 11'8 x 7'3 (3.56m x 2.21m)

A beautiful room with triple glazed window to the front, carpeted flooring, radiator and loft access.



Bathroom 6'8 max x 10'4 max (2.03m x 3.15m)

This well-presented room has a bath with shower over, WC, wash hand basin, fitted storage, heated towel rail, mirror, shaver point, part tiled walls, carpeted flooring, extractor fan and spotlights.



TENURE

Leasehold. It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.

Council Tax Band: D

EPC Rating: C

P00006151/EC/RP/06.10.2022/V.2

Bedroom One 15'8 x 12'10 (4.78m x 3.91m)

A lovely room with triple glazed window to the side, carpeted flooring and radiator.

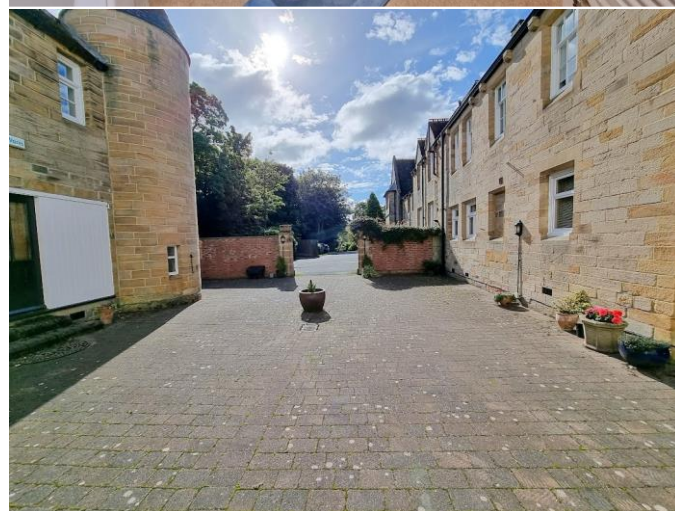
Walk in wardrobe 5'8 x 5'7 (1.73m x 1.70m)

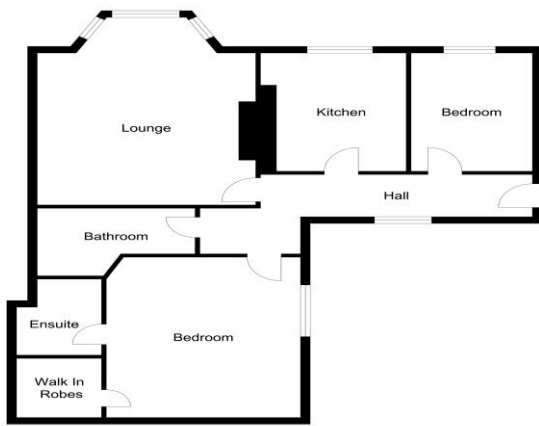
With carpet and shelving.

En-Suite Shower Room 5'7 x 7'6 (1.70m x 2.29m)

This room has a shower enclosure, wash-hand basin inset to vanity unit, WC, heated towel rail, mirror, carpeted flooring, mirror, shaver point, part tiled walls and extractor fan.

The apartment benefits from allocated parking, exceptional communal gardens, lovely courtyard to enjoy and private access to Wylam train station and village.





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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Version 2

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 c	76 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

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