



## Elm Bank Road Wylam

This fabulous traditional home was once the coach house for Elm Bank House and benefits from charming features and a sought-after location in South Wylam. Situated in an elevated position it enjoys fabulous views across the Tyne River to the village and surrounding countryside. The front door opens to a welcoming hallway with cloaks storage and access to the versatile ground floor bedroom/sitting room and a stylish modern bathroom. There is an open plan living room with dining area, wood-burning stove and beautiful views of the garden, a useful separate study and access to a fabulous kitchen extension with vaulted ceiling, central island, dining area and a door to the utility room. French doors open to a courtyard garden. Stairs lead to the first floor landing, a further three sizeable bedrooms and a family bathroom. Externally there is a driveway for off street parking, an attached garage and hot house. The property benefits from a mature garden laid to lawn with planted borders, paved areas and decking, a beautiful wildlife pond and vegetable plot. Wylam is a highly sought after location with a range of amenities including shops, pubs, restaurants, nearby schools, riverside walks and cycleway and excellent transport links including a train station linking Wylam with Hexham and Newcastle.

**Guide Price: £650,000**

ROOK  
MATTHEWS  
SAYER

01661 860 228  
Ash House, Bell Villas, Ponteland, NE20 9BE

[www.rookmatthewssayer.co.uk](http://www.rookmatthewssayer.co.uk)  
[ponteland@rmsestateagents.co.uk](mailto:ponteland@rmsestateagents.co.uk)



# Elm Bank Road Wylam

**Entrance Hallway 8 max into recess x 9'9 max into recess (2.43m x 2.97m)**

French doors open to a welcoming hallway with carpeted flooring, a generous cloaks cupboard and radiator.

**Ground Floor Bathroom 5'6 x 6'4 (1.67m x 1.93m)**

A newly refurbished room with bath tub and shower over, wash hand basin inset to feature storage, WC, tiled walls, luxury wood effect flooring, heated towel rail, extractor fan and spotlights.

**Ground Floor Bedroom One / Reception Room 20'2 max into recess x 12'8 max (6.14m x 3.86m)**

A comfortable bedroom with exceptional views towards Wylam village. This room could also be used as a reception room and benefits from carpeted flooring, a radiator, double glazed window to the rear, a door to built in cupboard.

**Hot House 9'4 x 8'2 (2.84m x 2.48m)**

A traditional hot house with raised planters, windows to the rear and side and tiled flooring.

**Open Plan Lounge Dining Room 28'9 x 15'6 (8.76m x 4.72m)**

This wonderful space benefits from traditional style double glazed windows to the front, side and rear and doors that open to the outdoor seating deck. There is a comfortable lounge area with woodburning stove, a sizeable dining area, radiators, storage cupboard, solid wood flooring and stairs to the first-floor landing.

**Office 7'11 x 9'9 (2.41m x 2.97m)**

The office benefits from carpeted flooring, radiator a window to the side overlooking the beautiful pond.

**Breakfast Kitchen 15'6 x 16'2 (4.72m x 4.92m)**

An elegant fitted kitchen with sink unit inset, tiled splash backs and a beautiful central island with bamboo work tops and breakfast bar. This wonderful space benefits from a vaulted ceiling, double glazed doors to the side opening to the patio and double-glazed windows to both sides and front making this room wonderfully light and airy. The kitchen benefits from solid wood flooring, a contemporary wall radiator, spotlights and a range of fitted appliances including a gas hob with cooker hood above, an electric double oven and space for a fridge freezer.

**Utility Room 5'5 x 10'6 (1.65m x 3.20m)**

This useful space has a fitted base unit with work surface above and sink unit inset, tiled flooring, spotlights, spaces for appliances, an extractor fan, space for a dishwasher and a door to the external covered walkway.

**First Floor Landing 15'11 max into recess x 8'1 L shape 6'4 x 11 (4.85m x 2.46m x 3.35m)**

This lovely space is generous enough to use as an office space or reading area. The landing has wonderful high ceilings, double glazed windows to the rear with fabulous views, a double-glazed window to the front, cupboard housing the central heating boiler, loft access, carpeted flooring and a radiator.





**Bedroom Two 9'9 x 15'11 (2.97m x 4.85m)**

This well-proportioned bedroom benefits from double glazed windows to the front, rear and side with excellent views, solid wood flooring and a radiator.

**Bedroom Four 10'8 x 9'4 (3.25m x 2.84m)**

This bedroom has a double-glazed window to the front, solid wood flooring and a radiator.

**Bedroom Three 9'3 x 12'1 (2.81m x 3.68m)**

An impressive room with double glazed windows to the rear and side benefiting from lovely views, carpeted flooring and a radiator.

**Bathroom 6'4 x 12'1 max into recess (1.93m x 3.68m)**

A sizeable space with bath tub, shower area, WC, wash hand basin, heated towel rail/radiator two windows to the front with secondary glazing, part tiled walls, vinyl flooring, wall heater and extractor fan.

**Garage 9'10 x 15'1 (2.99m x 4.59m)**

The garage has a newly fitted up and over door to the front, windows and a door to the side, light and power.

**Externally** there is a sweeping shared access driveway leading to the generous private driveway and garage belonging to the property. There is a paved and decorative seating area to the front with raised beds, a mature side garden laid to lawn with mature planted borders and a decked seating area with decorative gravel. To the rear is a fabulous wildlife pond with additional seating area to enjoy the exceptional valley views and leading to the vegetable plot to the side.

**PRIMARY SERVICES SUPPLY**

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: Driveway with garage

**MINING**

The property is known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

**MATERIAL / CONSTRUCTION ABNORMALITIES**

We have been informed that there is Larch cladding on rear of kitchen extension and around garage door

**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: F**

**EPC RATING: E**

P00006872.EC.SCJ.12062024.V.3







**Ground Floor**  
Floor area 114.9 m<sup>2</sup> (1,237 sq.ft.)

**First Floor**  
Floor area 65.0 m<sup>2</sup> (700 sq.ft.)

TOTAL: 179.9 m<sup>2</sup> (1,937 sq.ft.)

**Elm Bank Cottage, Wylam**

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

Version 1

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		



**Important Note:** Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

**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.

**16 Branches across the North-East**

