



Castle Hill Cottages, Crawcrook Lane Wylam

This wonderful home benefits from no onward chain, generous room sizes, traditional features, beautiful views, fabulous mature gardens and a sought-after location close to Wylam village and train station. The front door opens to a welcoming hallway, an impressive living room, ground floor WC, triple aspect garden room and a sizeable dining kitchen which opens to the utility area. Stairs lead to the first floor landing, three well-proportioned bedrooms and a family bathroom. Externally there is a fabulous garden to the front, side and rear, a driveway and garage. There is a foot path that leads from the property to Wylam village and train station. Wylam is a highly sought after location with excellent transport links, a range of amenities including shops, pubs, restaurants and Wylam First School.

Guide Price: £475,000

ROOK
MATTHEWS
SAYER

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

www.rookmatthewssayer.co.uk
ponteland@rmsestateagents.co.uk

Castle Hill Cottages

Wylam

Entrance Hall

The double-glazed front door opens to a sizeable hallway with engineered wood flooring, a radiator and French doors to the kitchen.

Ground Floor WC

This room has a double-glazed window to the side, WC, wash hand basin with tiled splash back, radiator and a cupboard with the fuse box and electric meter.

Living Room 14 max into recess x 14'3 (4.26m x 4.34m)

A lovely room with double glazed window to the front, carpeted flooring, radiator and feature fireplace.

Garden Room 16 x 16 (4.87m x 4.87m)

This beautiful room benefits from a vaulted ceiling, engineered wood flooring, spotlights, a radiator, double glazed doors to the rear patio, double glazed windows to the front, rear and side and Velux windows.

Dining Kitchen 22'6 max into recess x 12 max into recess (6.85m x 3.65m)

A sizeable fitted kitchen with contrasting worktops, sink unit inset, central island, spaces for a gas range, cooker and fridge freezer, double glazed windows to the rear, a space suitable for a dining area, spotlights, breakfast bar, wood engineered flooring, radiator and an opening to the utility room.

Utility Area 4'3 x 11'4 (1.29m x 3.45m)

This space has double glazed French doors to the garden, engineered wood flooring, clothes drying rack, radiator, fitted units with work surfaces, spaces for appliances, a single glazed window to the side, spotlights, radiator and a single glazed door to the other side.

Landing

Stairs lead to a split level carpeted landing with double glazed window to the front with the added benefit of additional secondary glazing, a storage cupboard, and another double glazed window to the front.

Bedroom One 14'6 max into recess x 10'8 max into recess (4.41m x 3.25m)

An impressive bedroom with carpeted flooring, radiator and fabulous views through the double-glazed window to the front.



Bedroom Two 10'7 x 12 max (3.22m x 3.65m)

This charming room has wood effect flooring, a radiator and beautiful views over the fields through a double-glazed window to the rear.

Bathroom 11'2 x 11'7 max into recess (3.40m x 3.53m)

A generous bathroom with bath tub, shower enclosure, dual wash hand basins, spotlights, part tiled walls, laminate tile flooring, radiator, double glazed window to the side and Velux windows.

Bedroom Three 8'1 x 11'3 (2.46m x 3.42m)

This bedroom has carpeted flooring, a double-glazed window to the side, loft access and a radiator.

Externally there is a driveway, beautifully maintained gardens to the front and rear laid to lawn with planted borders and a substantial patio area to enjoy the tranquil location.

Garage 9'10 x 23'10 (2.99m x 7.26m)

There is a garage with door to the side, light, power and an up and over door to the front

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Septic Tank – annual charge equal share with neighbour

Heating: Gas

Broadband: None

Mobile Signal Coverage Blackspot: No

Parking: Detached 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.

RESTRICTIONS AND RIGHTS

Easements, servitudes or wayleaves? The driveway from main road to garages is a right of way and in the ownership of Wylam Manor

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: C

EPC RATING: TBC

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D	60 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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