



Two Castles 3 Castle Garth

The Wynding, Bamburgh



SANDERSON
YOUNG



Two Castles, 3 Castle Garth
The Wynding Bamburgh,
Northumberland, NE69 7DB

A magnificent three bedroom, duplex apartment, with fantastic views to Bamburgh Castle, the coast and towards Holy Island - the beautifully presented apartment is set over the first and second floors of this imposing building on The Wynding, with secure gated entry, covered allocated parking, a secure store, and well maintained communal gardens - NO UPWARD CHAIN

A fabulous three bedroom duplex apartment, in this exclusive conversion development on The Wynding, with fabulous uninterrupted views to Bamburgh Castle. The apartment, developed by CountyLife in 2010, has been a much loved second home for friends and family for many years, as well as in latter years, a successful commercial holiday let. The apartment is finished to a high specification throughout, with a Juliet balcony in the sitting room and French doors to a balcony in the second floor master bedroom.

Price Guide:
Guide Price £695,000

3 1 3 D





Ground floor - Secure communal entrance with security entry phone | Staircase to the first floor 'Two Castles' apartment

First floor - Entrance into the impressive open plan sitting/dining room, with excellent natural light from the windows and French doors - with superb Castle and sea views, wood floor and a staircase, with under stair storage, to the first floor | Kitchen fitted with a range of cream cabinets and granite worktops, and a large central island with breakfast bar - integrated appliances include; NEFF induction hob and double oven, and integrated dishwasher and fridge/freezer | Boiler cupboard with plumbing for a washing machine |

First floor bedroom three - a double bedroom overlooking The Wynding, with a double door built in wardrobe and access to the Jack and Jill bathroom | Jack and Jill bathroom with a white bath with main shower over, WC and basin.

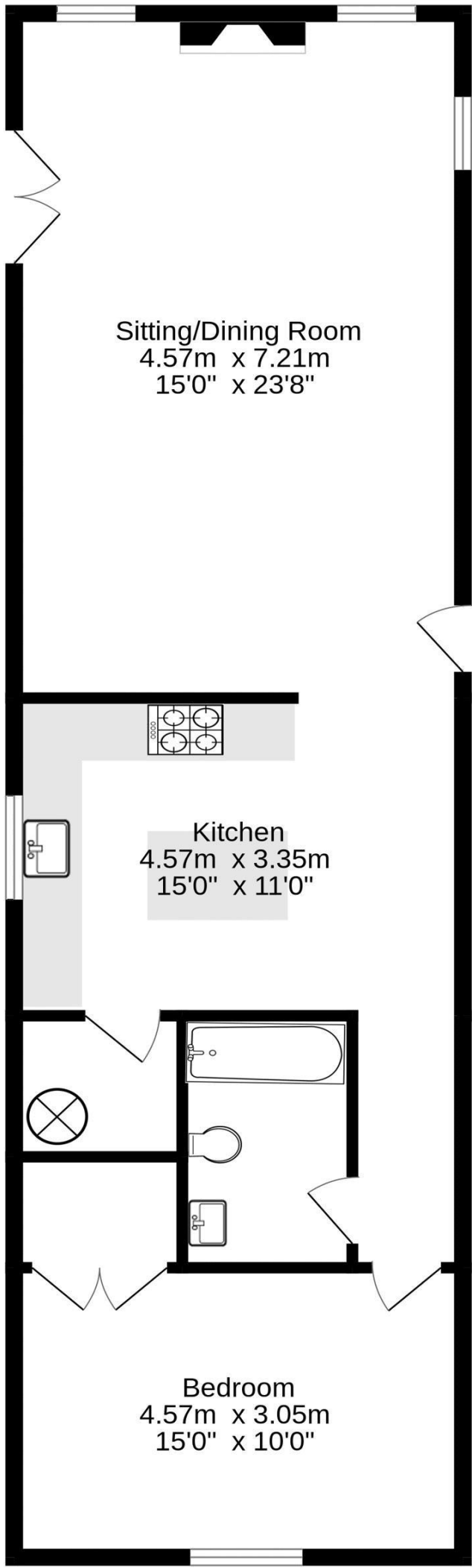
Second floor - Generous second floor landing/study area with a built in storage cupboard and dormer window giving views to Holy Island and the coast | Impressive master bedroom with French doors opening to a glass balustrade balcony, with fabulous elevated views the the coast, a range of built in wardrobes to one wall | Well appointed Ensuite bathroom with a white bath with mains shower over, WC and wash hand basin in a vanity cabinet | Guest bedroom two with a dormer window giving fantastic views | Ensuite with walk in double length shower, WC and basin.



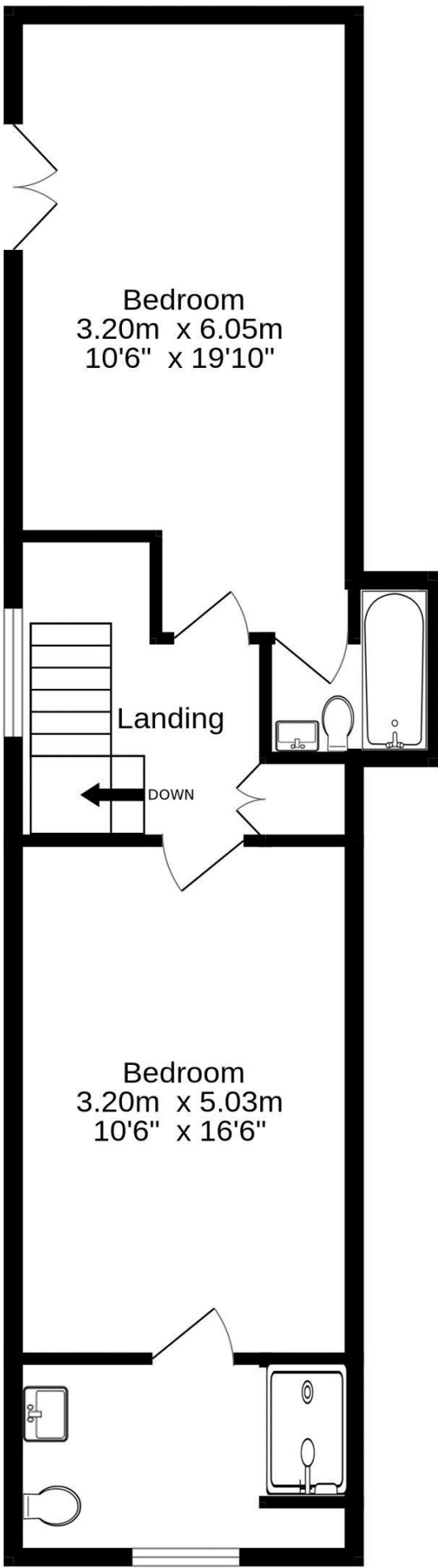
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Ground Floor
73.8 sq.m. (795 sq.ft.) approx.



1st Floor
49.1 sq.m. (528 sq.ft.) approx.



Externally - Castle Garth is approached via a remote and secure pad controlled gate, leading to a communal courtyard area with one allocated covered car parking space, a secure allocated store cupboard, and visitor parking | Castle Garth has wonderful, well maintained communal gardens and terrace with direct views over the Cricket ground to Bamburgh Castle | A private residents gate leads from the gardens to the pathway of the Cricket ground.

Services: Mains Electric, Water & Drainage | Electric Radiators | Tenure: Leasehold | Council Tax: Business Rates | EPC: D

Lease Details: Owner of Freehold - Each property in Castle Garth has 1 share of the management company | Lease Length - 999 years from January 2010 | Expiry Date of Lease - 3009 | No Ground Rent | Service Charge: £4,716 reviewed annually, to include communal spaces, gates, gardening, cleaning safety and compliance | Managing Agents - GFW LLP | Pets not allowed

TOTAL FLOOR AREA : 122.9 sq.m. (1323 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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.
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