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WYLAM WOOD ROAD, WYLAM, NE41

£795,000

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Mornington is a substantial detached five-bedroom family home, offering three reception rooms and a wealth of noteworthy features throughout. The property boasts a large kitchen, five generously proportioned bedrooms, two bathrooms and an additional shower room. Retaining many of the charming period features one would expect from a home of this character, the property further benefits from a large garden, excellent views, together with a detached garage and parking to the rear.

Wylam is a desirable village approximately 10 miles west of Newcastle upon Tyne, offering a balance of countryside living and convenient city access. The village features a range of local amenities, including shops, cafés, pubs and a well-regarded primary school, making it popular with families. Surrounded by scenic countryside, the area provides access to riverside walks and cycling routes, including the Wylam Wagonway and Tyne Riverside Country Park. Excellent transport links via Wylam train station and the A69 offer easy connections to Newcastle, Hexham and beyond.

Wylam benefits from a well-regarded First School, rated ‘Outstanding’ by Ofsted. Middle school options can be found in nearby Ovingham, Prudhoe, and Hexham. Mowden Hall Preparatory School is also within easy reach, offering independent education from nursery through to age 13. For senior schooling, the Royal Grammar School in Newcastle is conveniently accessible via public transport from the village station. In addition, Newcastle city centre offers a wide range of cultural, educational, leisure, and retail amenities.

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The internal accommodation comprises: an entrance vestibule leading into a central entrance hall, with stairs rising to the first floor and a convenient ground-floor WC. To the right, a dual-aspect family room enjoys an attractive bay window to the front and a feature fireplace, creating a welcoming space for relaxing and spending time together. Adjacent, the kitchen/diner is fitted with a range of wall and base units alongside integrated appliances, with dual-aspect windows allowing natural light to fill the space. The kitchen/diner also provides access to a useful utility room with additional plumbing for appliances, while two external doors offer convenient access outside.

To the left of the entrance hall, a separate living room benefits from a forward-facing bay window and a further feature fireplace, retaining the character and charm of this period home. To the rear, a snug provides an additional reception space, with a window overlooking the garden and a door leading through to an impressive garden room. Enjoying triple-aspect glazing and a fully glazed roof, this wonderful space is flooded with natural light, while French doors open directly onto the rear garden, creating an excellent setting for entertaining and enjoying the surrounding outdoor space.

To the first floor, the landing provides access to three well-proportioned double bedrooms, all retaining period features including fireplaces. The principal bedroom benefits from a generous en-suite shower room, while a well-appointed family bathroom and separate WC serve the remaining bedrooms on this floor.

Further stairs lead to the second-floor landing, where two additional double bedrooms provide generous further accommodation. Both rooms are particularly spacious, with one benefiting from built-in wardrobes. A further family bathroom serves this floor, making the layout well suited to larger families, visiting guests or those requiring additional space to work from home.

Externally, the property benefits from a generous, level rear garden, offering an excellent amount of outdoor space for family life, entertaining and relaxation. The garden is a particular highlight, complementing the impressive internal accommodation, while a generous garage provides valuable storage and practical convenience. Extending to approximately 2,600 sq ft, this substantial home offers an impressive amount of space arranged over three floors.

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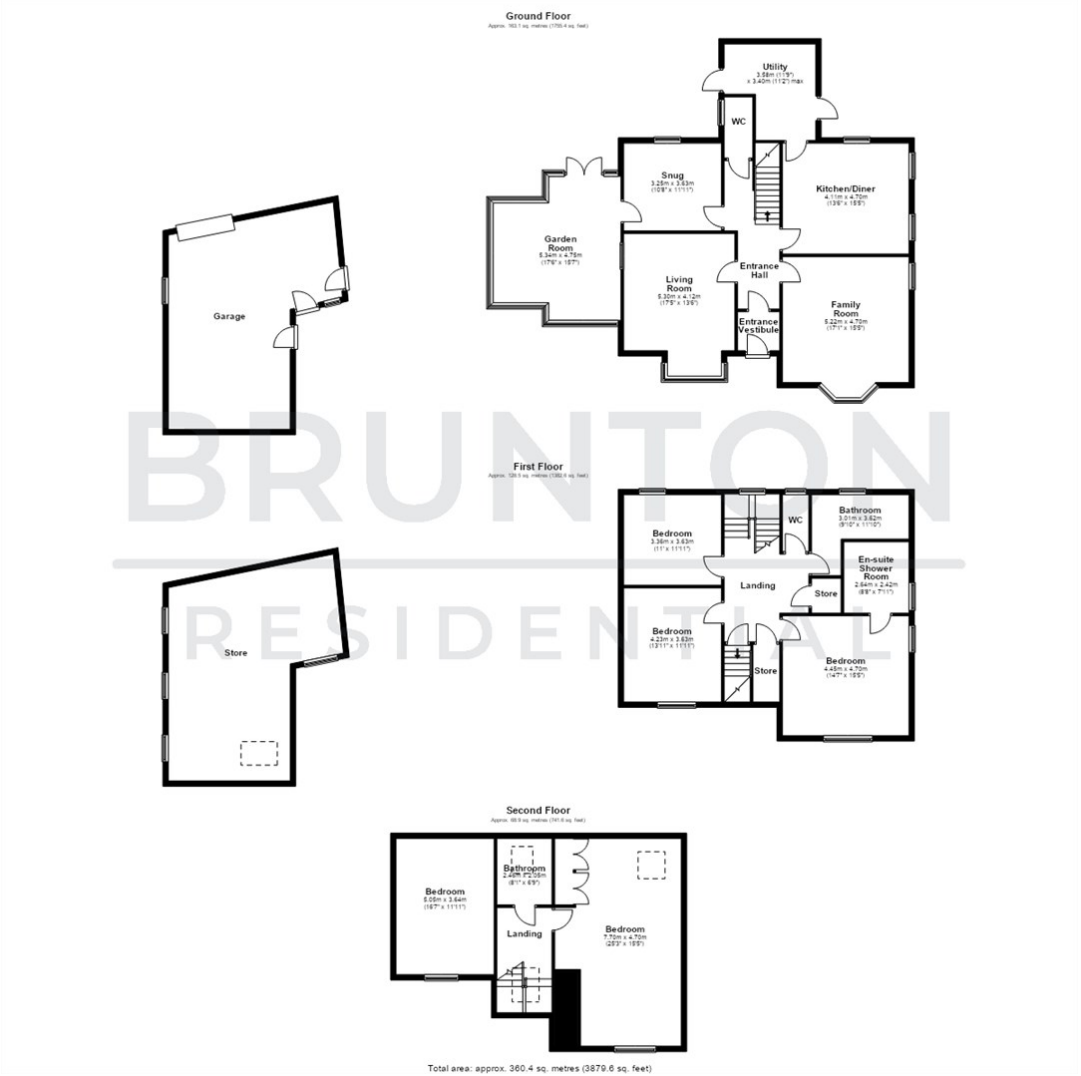
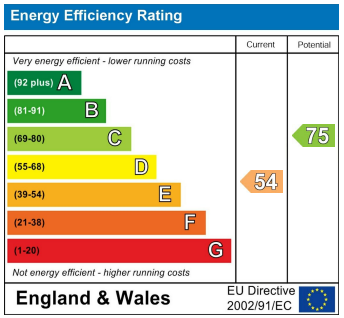
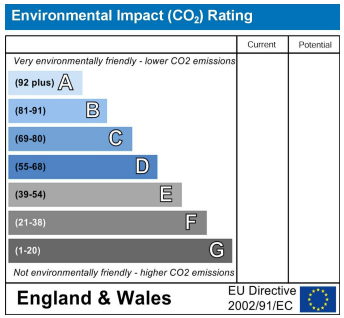
TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : E

EPC RATING : E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