



Bistro en Glaze

Laburnum House, Wylam, Northumberland NE41 8AJ

- Stunning restaurant, B&B and two-bedroom owner's accommodation
- Significant recent investment with extensive refurbishment throughout property
- Three-storey detached stone property extending to 289 sq. m (3,111 sq. ft)
- Four spacious en-suite guest bedrooms within established B&B
- Restaurant with 38 covers plus 40 in south-facing garden
- High-quality presentation retaining attractive original features
- Located within the heart of the picturesque village of Wylam
- Ideal opportunity for owner-operator or investor

Auction Guide Price £410,000 +

For Sale by Auction Option 1. Live Online Auction, bidding starts Wednesday 30th Sep 2026

Terms & Conditions apply, see website www.agentspropertyauction.com

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Location

Wylam is a highly desirable and picturesque village situated in the heart of the Tyne Valley, approximately 10 miles west of Newcastle upon Tyne. The village is renowned for its charm, strong sense of community, and attractive mix of period properties, making it a popular destination for both residents and visitors alike.

The area benefits from excellent transport links, with Wylam railway station providing regular services to Newcastle and Carlisle, as well as convenient road access via the A69. This makes the location particularly appealing to commuters, tourists, and those exploring the wider Northumberland countryside.

Wylam is well-known as the birthplace of George Stephenson and attracts a steady flow of visitors throughout the year. The village is also ideally positioned for outdoor pursuits, with the nearby Hadrian's Wall, Northumberland National Park, and an extensive network of walking and cycling routes along the River Tyne drawing tourists, walkers, and cyclists.

The property itself occupies a prominent position within the village, benefiting from passing trade as well as a strong local customer base. The combination of tourist appeal and affluent local residents provides an excellent foundation for both the restaurant and guest house elements of the business.

Overview

An exceptional opportunity to acquire a well-presented and recently refurbished hospitality business, comprising a stylish bistro restaurant alongside a high-quality four-bedroom guest house with additional 2-bedroom owners' accommodation. The property has undergone significant investment and upgrading in recent years, creating a turnkey operation with excellent potential for further growth.

Restaurant

The restaurant, trading as *Bistro en Glaze*, is an English bistro offering a contemporary dining experience in a characterful setting. The premises feature a welcoming bar and open-plan dining area providing approximately 38 covers, complemented by a fully equipped commercial kitchen and customer W.C. facilities.

Externally, the business benefits from an attractive, south-facing, sheltered garden area, offering a further 40 covers—ideal for alfresco dining during warmer months.

Since acquiring the business in October 2021, the current owners have undertaken extensive improvements, including a complete remodelling of the bar area, installation of new furniture, and the addition of a purpose-built external structure housing a walk-in fridge and freezer.

The restaurant is currently operating on a limited basis for private functions, having been paused for regular service in January 2026. There is clear potential for a new owner to re-establish and expand trading hours, with plans in place to reopen more fully during peak seasons.

Laburnum Guest House

Laburnum House operates as a well-established and highly regarded four-bedroom Bed & Breakfast, attracting a strong mix of commercial guests, tourists, walkers, and cyclists. The business benefits from repeat custom and consistently positive reviews across multiple booking platforms.

All guest accommodation has been extensively refurbished to a high standard (completed February/March), including new flooring, ceilings, upgraded layouts (with some new walls), and fully modernised en-suite facilities. The property has also been rewired and replumbed, with a new boiler and hot water system installed.

Each guest room is well-appointed, offering en-suite facilities (three shower rooms and one bathroom), Smart TVs, tea and coffee making facilities, and complimentary Wi-Fi.

Owner's Accommodation

The second floor provides spacious owner's accommodation comprising a newly fitted kitchen/dining room, living room, two bedrooms, and a large shower room. This area has also been fully refurbished to a high standard.

There is potential to convert this accommodation into additional letting rooms, subject to the necessary consents, offering scope to further increase revenue.

External Areas

The property benefits from a generous south-facing garden, thoughtfully arranged for outdoor dining with approximately 40 covers. Additional features include outbuildings and a recently constructed timber unit accommodating commercial refrigeration. There are also three designated parking spaces.

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Summary

This is a rare opportunity to acquire a beautifully presented hospitality business in a desirable Northumberland village location. With substantial recent investment, high-quality accommodation, and clear potential to grow the restaurant offering, the property is ideally suited to an owner-operator or experienced hospitality business seeking a lifestyle investment with strong upside.

Booking Sites

Booking.com / Expedia & direct booking through own website.

Websites / Social Media

bistroenglaze.co.uk, Facebook & Instagram pages.

Turnover

Turnover available on request

Floor Area

Area	Description	Sq. m.	Sq. ft.
Ground Floor			
Bar / Seating Area	Restaurant	77.53	834.52
Kitchen	Restaurant	21.61	232.60
Ladies W.C	Restaurant	2.99	32.18
Gents W.C	Restaurant	2.92	31.43
First Floor			
Room 1	Family en suite	28.95	311.61
Room 2	Twin en suite	21.84	235.08
Room 3	Double en suite	21.71	233.68
Room 4	Double en suite	19.96	214.84
Second Floor			
Kitchen/Diner	Owners Accom	23.21	249.83
Living Room	Owners Accom	24.82	267.16
Bedroom	Owners Accom	15.76	169.63
Bedroom	Owners Accom	19.66	211.61
Shower Room	Owners Accom	8.11	87.29
Total		289.07	3,111.5

Tenure

Freehold

Auction Guide Price

£410,000 +

Auction

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Viewing

Strictly by appointment through this office

Rateable Value

The 2026 Rating List entry is Rateable Value £14,750.

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Ref: I431 (Version – Auction 1)

Prepared: 17/08/2026

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