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The Turret 7 Castle Hill House | Wylam Manor | Wylam | Northumberland



“A unique turreted wing set within private, secure grounds in a much sought-after Tyne Valley village”

The Property

The Turret forms part of the splendid character residence formerly known as Wylam Manor, now Castle Hill House. Originally constructed in 1878 by prominent Newcastle architect Archibald Dunn as the family home, it is surrounded by gated gardens and grounds consisting of manicured lawns, a “secret garden” and mature woodland. Following a period as the Royal Victoria Hospital Convalescent Home the property was converted into individual apartments. This unique property set over two floors lends itself to buyers seeking a grand setting and secure location.

The current vendors have generously advised that they will cover the annual charges for the remainder of 2023. This covers costs for the annual service charge, ground rent and building maintenance, along with the water bill, building insurance, all cleaning and decorating of communal areas and maintenance of the gardens.

The property is accessed from the ground floor via two private main entrances – double doors into the entrance hallway on the ground floor or a door straight into the turret and up a wonderful spiral staircase to the first floor. The two spacious bedrooms are on the ground floor along with the main bathroom and an en-suite shower room off the principal bedroom. The principal bedroom also has a glazed door to the rear of the property and there is a useful understairs storage cupboard. The décor throughout the ground floor is modern, smart and neutral; ready to move straight into or for the buyer to put their own stamp on.



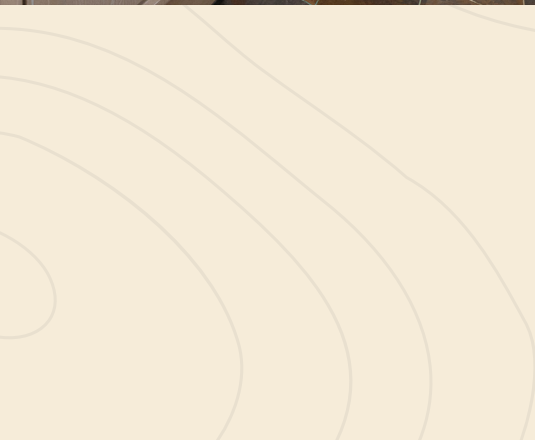
Upstairs, the generous open plan sitting room has ample space for relaxing and entertaining, including space for a dining table and chairs. The amazing turret with its spiral stairs is accessed in the corner. A door leads through into a good-sized, well-appointed kitchen. Again, both rooms are tastefully decorated, with feature fireplaces adding further character.

The bedrooms, hallway, main staircase, sitting room and kitchen will all have new flooring fitted.

Externally

The entrance to Castle Hill House is through a pillared gateway with automatic intercom access onto a tarmac drive which meanders through leafy woodland. The property is surrounded by approximately 23 acres of enclosed communal gardens, manicured lawns and mature woodland with displays of colourful rhododendrons, native tree species and various conifer mixes. A short walk down a private gated footpath with intercom access from the property leads directly to Wylam railway station platform with onward trains to Newcastle or Hexham and Carlisle.

The Turret has a communal courtyard garden and private allocated parking. There is a separate parking area for visitors.



Google Maps

what3words



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Wayleaves, Easements & Rights of Way

The property is being sold subject to all existing wayleaves, easements and rights of way, whether or not specified within the sales particulars.

Postcode Council Tax EPC Tenure

NE41 8JG

Band F

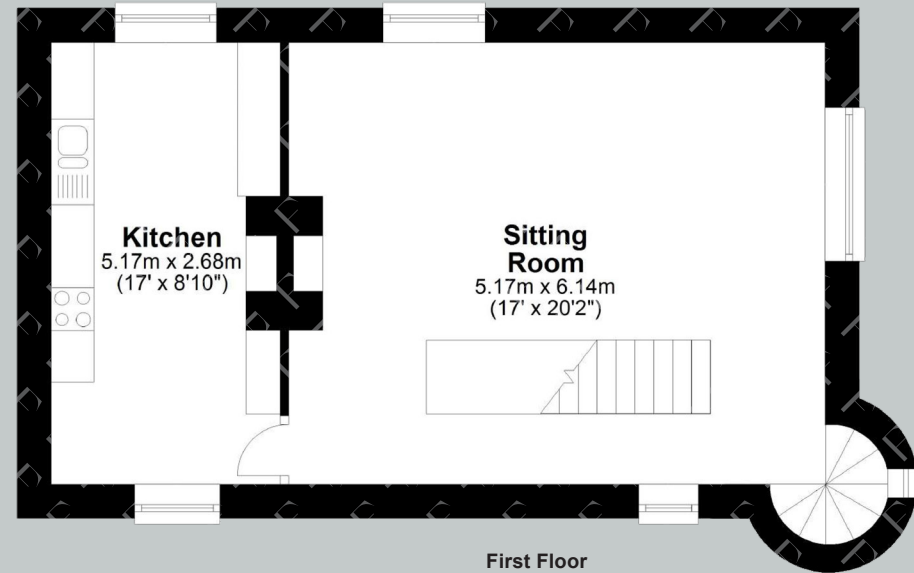
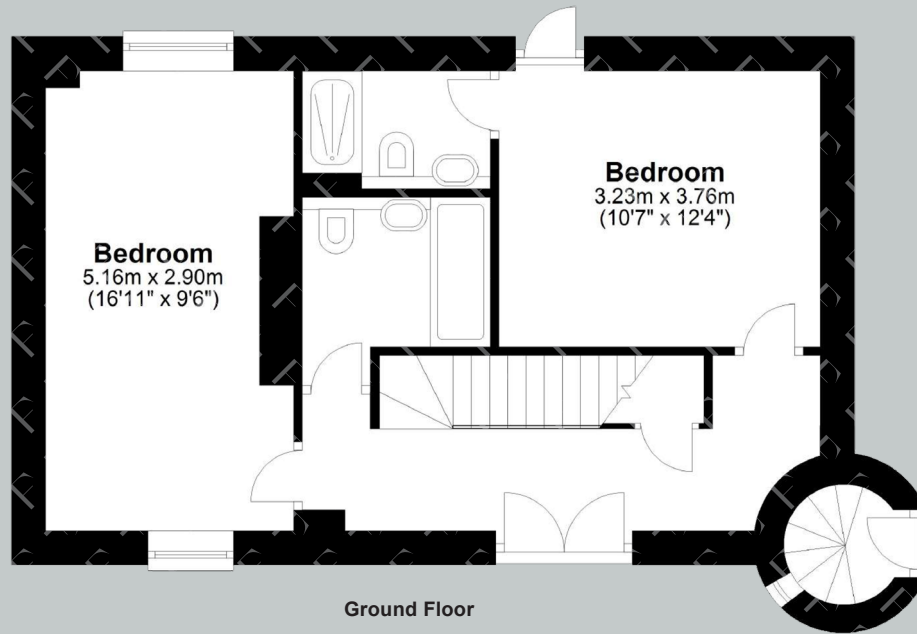
Rating C

Leasehold
999 yrs from
01/01/2000

Services

Mains electricity, gas, water and drainage. Gas central heating. Service charge, ground rent and building maintenance fee is £2,241 per annum and can be paid, monthly, quarterly, half yearly or yearly. This covers the water bill, building insurance (including the roof), all cleaning and decorating of communal areas and maintenance of the gardens. The fee is paid to a management company who own the freehold of the property.

Floor Plans



Total area: approx. 96.6 sq. metres (1039.3 sq. feet)

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Viewings Strictly by Appointment



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