

The Crescent | Wylam | Northumberland

Southcroft





Accommodation in Brief

Ground Floor

Porch | Entrance Hall | WC | Sitting Room
Kitchen/Dining/Family Room | Garden Room | Utility Room

First Floor

Principal Bedroom with En-Suite | Two Further Double Bedrooms | Shower Room

Second Floor

Two Further Bedrooms | Shower Room | Loft Storage Space

Externally

Garage





The Property

Offering over 2,780 sq ft of accommodation arranged across three storeys, Southcroft combines period presence with a refined contemporary finish. Set well back from a quiet, tree-lined road behind mature front planting and accessed via a gated stone path, this handsome red-brick home has been carefully upgraded by the current owners, with a recent garden room extension, high-spec kitchen by Newcastle Furniture Co, and beautifully landscaped gardens that take full advantage of the south and west aspect.

The entrance hall, laid with ash flooring and finished with ornate architraves and traditional newel posts, sets a confident tone on arrival. Light filters through the adjacent garden room and rear glazing, drawing the eye through the house towards the private gardens beyond.

To the front, the bay-windowed sitting room enjoys a peaceful outlook onto mature planting, with bespoke wooden shutters, tall skirting boards and a multi-fuel stove set within a limestone surround. A second reception mirrors the material palette, with a further limestone surround and clean-lined decor offering a versatile space equally suited to reading, relaxing or home working.

At the rear, the kitchen opens into an inviting dining and family space. Custom-built by Newcastle Furniture Co, the cabinetry is topped with thick granite work surfaces and incorporates a central island, integrated Miele cooking range and Siemens ovens. The tiled floor continues into the utility, WC and garden room beyond, creating a calm visual rhythm and providing everyday practicality.

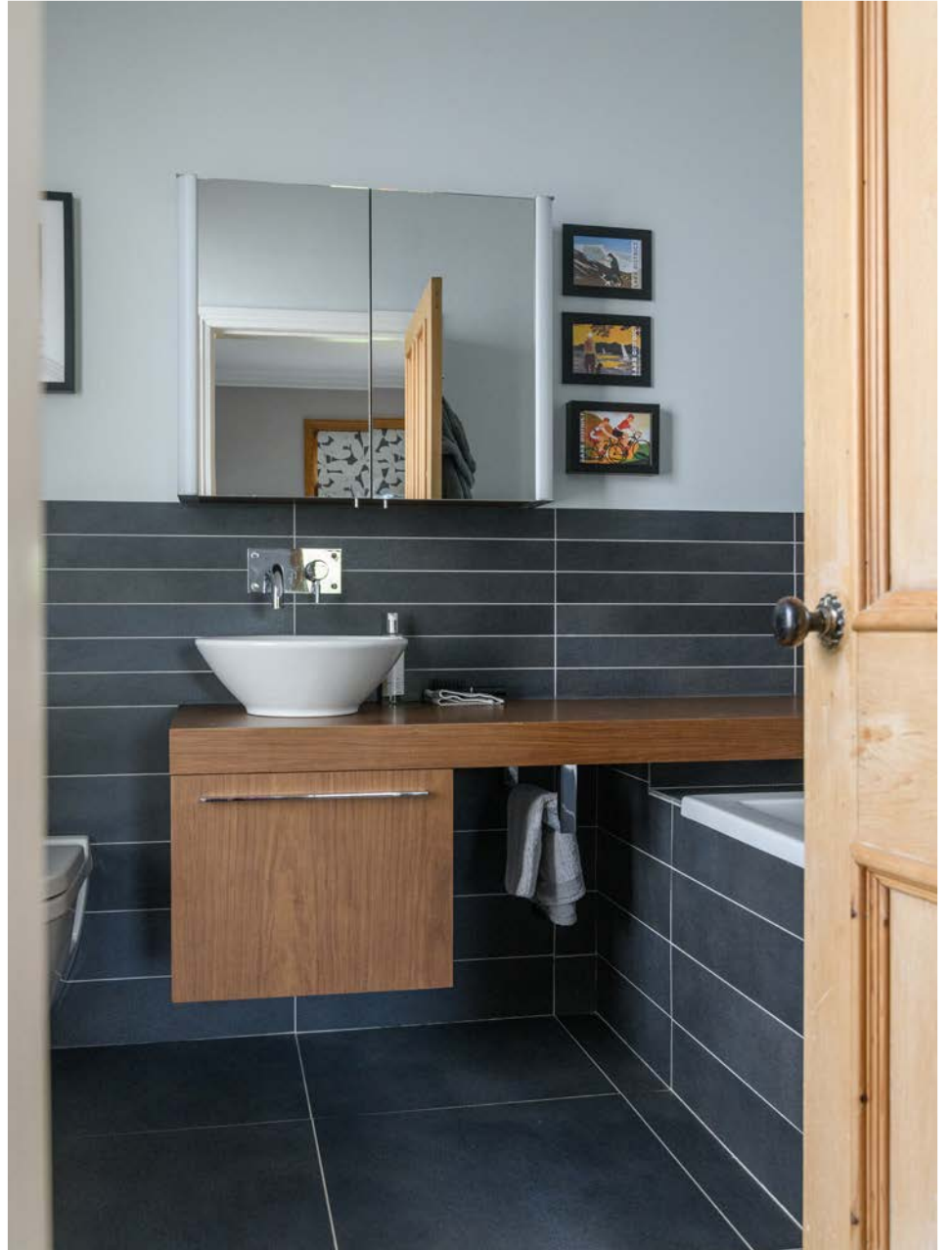




Flowing directly from this space, a vaulted garden room added in 2021 frames full-height views onto the terrace and lawn. With exposed timber beams, glazed gable ends and sliding doors, it captures sunlight throughout the day and offers an uplifting, year-round link to the outdoors—perfect for relaxed mornings, informal gatherings or quiet evenings with the garden as a backdrop.

Upstairs, three well-proportioned bedrooms are arranged around a generous landing. The principal suite, facing the front, enjoys peaceful green views and benefits from a contemporary ensuite. The second and third bedrooms are equally well proportioned and benefit from large windows looking onto the gardens and beyond. The family bathroom, finished in soft tones, includes a rainfall shower, Duravit fittings and clean-lined tiling.

The top floor holds two further bedrooms and a shared shower room, along with a fitted loft storage room. With dormer and velux windows drawing in light, this upper level provides flexible, well-finished space that works well for guests, older children or separate study.









Externally

The rear garden is a private, established space designed to capture the sun from morning through to evening. A central lawn is edged by sculptural planting, mature trees and specimen shrubs, with a timber-decked terrace outside the garden room forming a natural entertaining zone. A purpose-built greenhouse and potting area sit alongside a detached brick-built garage and gravel driveway with private gate. A bespoke timber shed and bin store are tucked unobtrusively to the side.

The front garden, framed by clipped hedging and specimen planting, offers an elegant first impression while maintaining privacy. The overall setting is green, quiet and well connected—close to the heart of Wylam and within easy reach of Newcastle, Hexham and the wider Tyne Valley.



Local Information

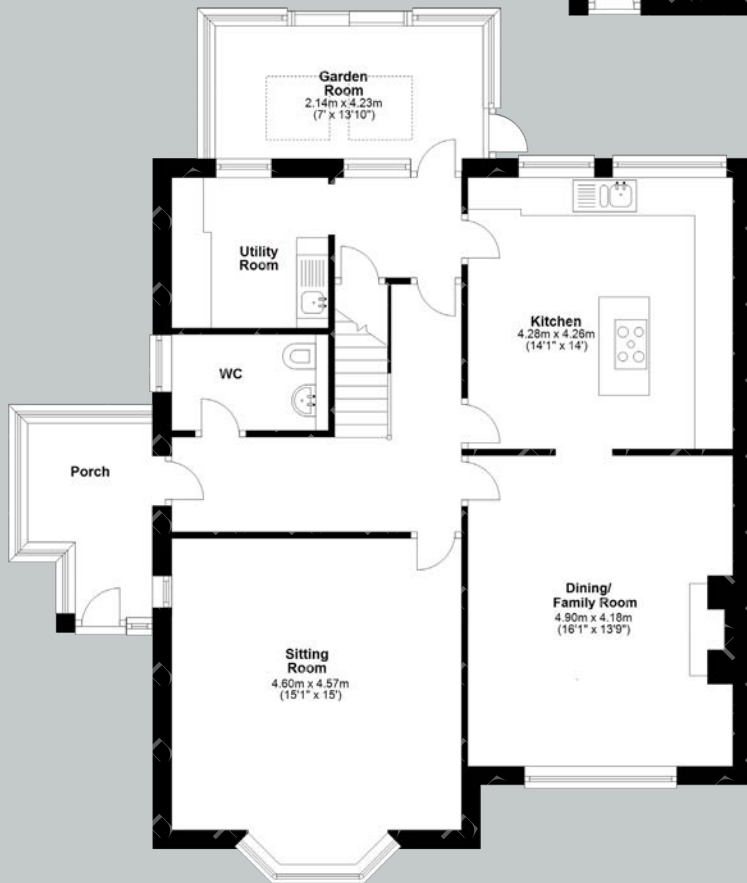
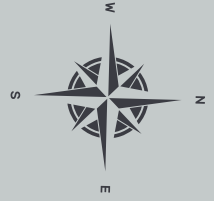
Wylam is a highly desirable village on the south side of the River Tyne, in the beautiful Tyne Valley. Wylam is a popular commuter village with excellent links to Newcastle City Centre and is famous as the birthplace of George Stephenson, renowned as the "Father of Railways". The village offers day-to-day shopping, a pharmacy, doctor's surgery, pubs and restaurants. Wylam Tennis Club is located close to the house. Residents of the village have the option to join Wylam Angling Club with access to some of the finest salmon and trout fishing on the River Tyne just moments from the property. Close House Golf Club and Matfen Hall are nearby and both offer excellent leisure and restaurant facilities.

For schooling, Wylam has a First School which has been ranked 'Outstanding' by Ofsted, while Middle Schools are available in Ovingham, Prudhoe and Hexham. Mowden Hall Preparatory School is close by, providing private education from nursery up to 13 years. The Royal Grammar School, Newcastle, a leading independent day school, is accessible by public transport from the village station. Newcastle City Centre provides further comprehensive cultural, educational, recreational and shopping facilities.

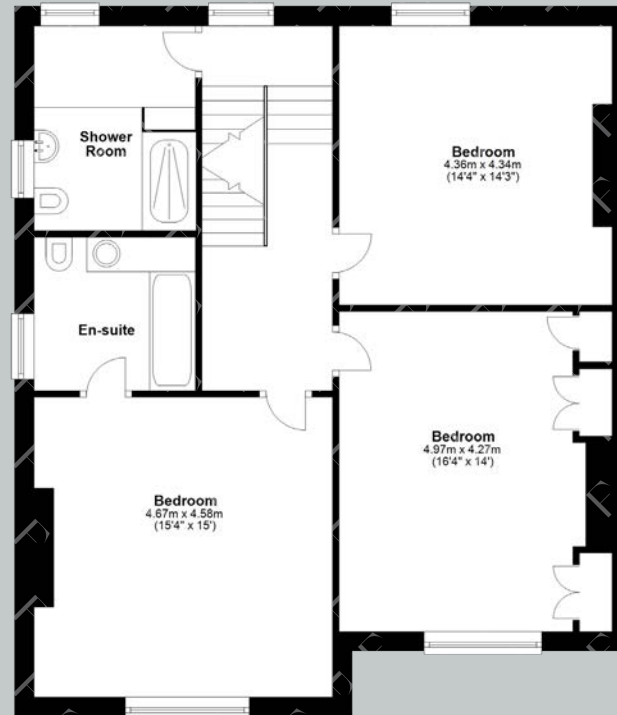
For the commuter, the A69 provides excellent access to Newcastle City Centre, Carlisle and onward access to the A1 and M6. The rail station at Wylam provides regular links to both Newcastle and Carlisle, which in turn link to other main line services to major UK cities north and south. Newcastle International Airport is also within easy reach. There is also the opportunity to commute to Newcastle via National Cycle Route 72 which passes through Wylam and follows the River Tyne to the heart of the city.



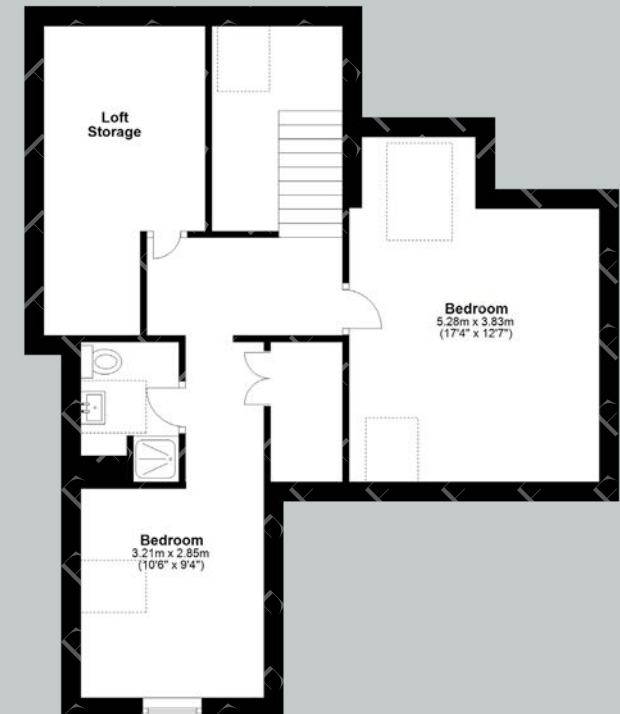
Floor Plans



Ground Floor



First Floor



Second Floor

Total area: approx. 259.1 sq. metre (2789.2 sq. feet)

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.

Services

The property benefits from mains electricity, gas, water, and drainage.
Heating is provided by a gas-fired central heating system.

Postcode

Council Tax

EPC

Tenure

NE41 8HU

Band G

Rating D

Freehold

Viewings Strictly by Appointment

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