

# Finest

PROPERTIES

[finest.co.uk](https://finest.co.uk)

The Crescent | Wylam | Northumberland

Fairholme



# “A substantial detached village house in a private Wylam setting, minutes from the station”

## The Property

Set within mature gardens on the village edge, Fairholme offers scale, privacy and long green views. The house is arranged across varied levels that create separate settings, the kitchen opening to a glazed balcony and the principal sitting room leading to the conservatory and terraces. Multiple access points mean spaces can serve family life, quiet work or entertaining without overlap. The separate garden floor adds a fitted kitchen and studio/office/gym/bedroom for guests, quiet home working or garden dining. Parking is generous on the block paved drive beside a detached double garage, and the station and village facilities are nearby.

The hall sets a calm introduction, oak flooring, a white turned staircase and crisp cornicing, with a stained-glass window adding colour and light at the half landing. Off to one side, the study is finished in warm neutrals with shelving, a straightforward base for focused work. The ground floor shower room is neatly tiled in a natural palette. A calm, comfortable sitting room pairs a stone fireplace and woodburning stove with dual aspect garden views. The generous glazing and doors to the conservatory keep it bright by day and inviting at night. The conservatory is a peaceful spot with an armchair and bookshelf, looking onto the garden. It opens to the terraces and serves as a practical place to keep kindling dry, within easy reach of the sitting room.

Off from the hall, the dining room sits on its own level and links directly with the kitchen, giving a clear route for day-to-day use and for gatherings. The kitchen spans the rear, with a large island and breakfast seating at its centre, Silestone worktops, a bank of cabinetry and integrated appliances at eye level.



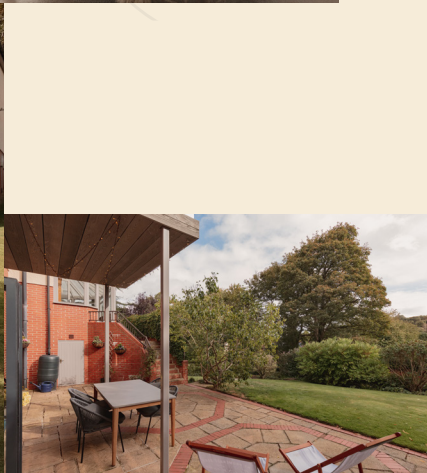
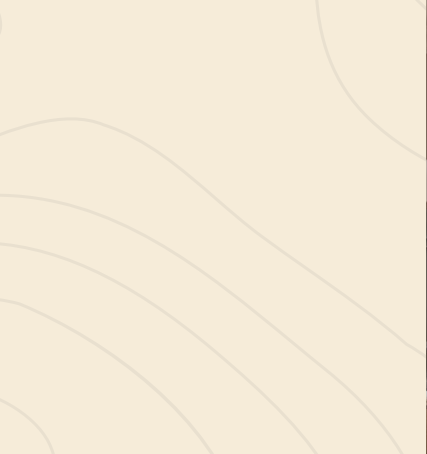
Pendant and recessed lighting keep the space even, and wide bifold doors open to a glass balustraded balcony with room to sit and look over the gardens. Off the kitchen, the utility has a long Silestone worktop with sink, appliance space and a rear window, plus direct external access.

On the first floor, a generous landing lit by the arched stained-glass window serves two doubles and a single. The current principal bedroom has mirrored fitted wardrobes and a smart en suite with a walk-in shower. The second double looks over the gardens and adjoins a storage room that could easily be converted into a dressing room. The main bathroom includes a freestanding bath set against warm stone tiling. The third bedroom is a comfortable single with a view to mature trees and space for a desk or freestanding wardrobe. The top floor holds a further generous double with a roof window for natural light and treetop views with a separate storeroom.

## Garden Floor

The separate garden floor supports outdoor living, with a fully fitted kitchen and island opening through bifold doors to the terrace. It includes a WC, a useful store and an adjoining studio/gym/office or occasional bedroom, ideal for guests and family gatherings, and it links straight to the seating areas and lawn.





Google Maps

what3words



///directive.pizza.issued

## 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

Mains electricity, gas, water and sewage.

Postcode Council Tax EPC Tenure

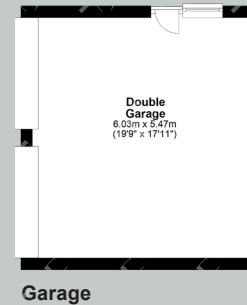
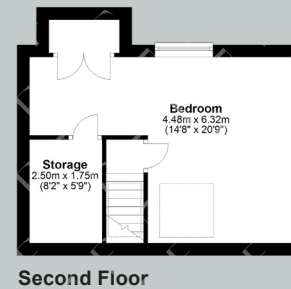
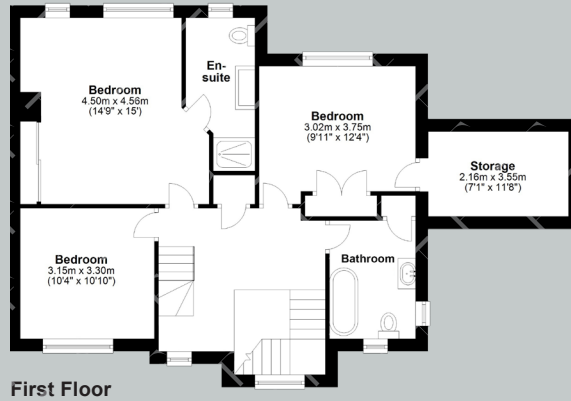
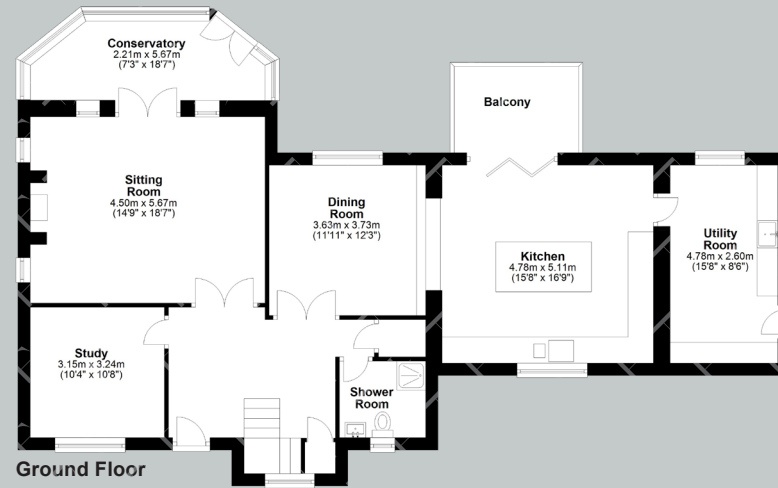
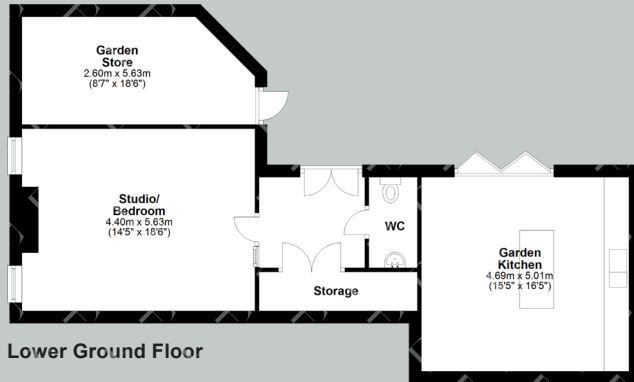
NE41 8HU

Band G

Rating C

Freehold

# Floor Plans



**Total area: approx. 341.2 sq. metres (3672.4 sq. feet)**

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Viewings Strictly by Appointment



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