

Hollyn Dene

ACOMB DRIVE | WYLAM | NORTHUMBERLAND



FINEST
PROPERTIES



A charming detached period house with extensive gardens in a much sought-after location

Wylam Village Centre 0.5 miles | Newcastle International Airport 8.0 miles | Corbridge 8.5 miles
Newcastle City Centre 10.3 miles | Hexham 12.1 miles





Accommodation in Brief

Entrance Hall | Drawing Room | Sitting Room | Dining Room | Kitchen | WC
Principal Bedroom | Two Further Bedrooms | Study
Bathroom | Shower Room

Landscaped Gardens | Elevated Terrace | Woodland & Dene
Detached Garage | Driveway & Parking







The Property

Hollyn Dene is a charming period house with beautiful established gardens situated in a highly desirable and peaceful location. The detached property is full of character, including bay windows, leaded glazing, external timber beams and decorative brickwork that reflects the history of the building. There is scope for interested parties to update and extend, subject to any necessary planning consents. The gardens include landscaped formal areas along with a woodland dene that is a haven for wildlife. A detached garage and driveway parking bring practicality, with the property as a whole extending to 0.68 acres.

The front door opens from beneath a sheltering portico to the entrance hall with wood wall panels and a useful ground floor WC tucked to the rear. There are three generous and versatile reception rooms on the ground floor. The sitting room and dining room sit to the front elevation. The spacious sitting room is dual aspect, including a box bay window and twin arched windows to one side. The dining room offers more formal entertaining space with a canted bay window and plenty of space for a large dining table and chairs. The drawing room is positioned to the rear and mirrors the layout of the sitting room. All of the reception rooms are light and inviting. The kitchen is fitted with a range of cabinetry with wood finish and has a pantry with good storage. A breakfast bar provides space for casual dining and there is access to the elevated terrace above the gardens.

The staircase rises from the hall via a half landing to the first floor and the bedroom accommodation. The principal bedroom is filled with natural light from another lovely box bay window. There is an abundance of fitted wardrobes and storage. The second bedroom is equally generous and also has fitted wardrobes, whilst the third bedroom is of good size. There is also a study which could be used as a small fourth bedroom if required. The bedrooms are served by a bathroom and a separate shower room. The bathroom suite comprises bath with shower over, wash hand basin set in a vanity unit, WC and heated towel rail. The bath is set within an unusual tiled arch.





Externally

Hollyn Dene sits within fantastic gardens and grounds extending in all to around 0.68 acres with an appealing mix of formal areas and a wild woodland dene. An elevated terrace runs along one side of the house offering an ideal spot for al fresco dining and entertaining. The terrace overlooks well-maintained lawns and a plethora of colourful plantings and shrubs featuring a variety of species. Mature trees to the boundaries bring shelter and privacy. Beyond the formal gardens is the woodland dene which is a tranquil escape and a haven for wildlife.

A detached garage sits to one side of the house and is complemented by plenty of driveway parking.





Local Information

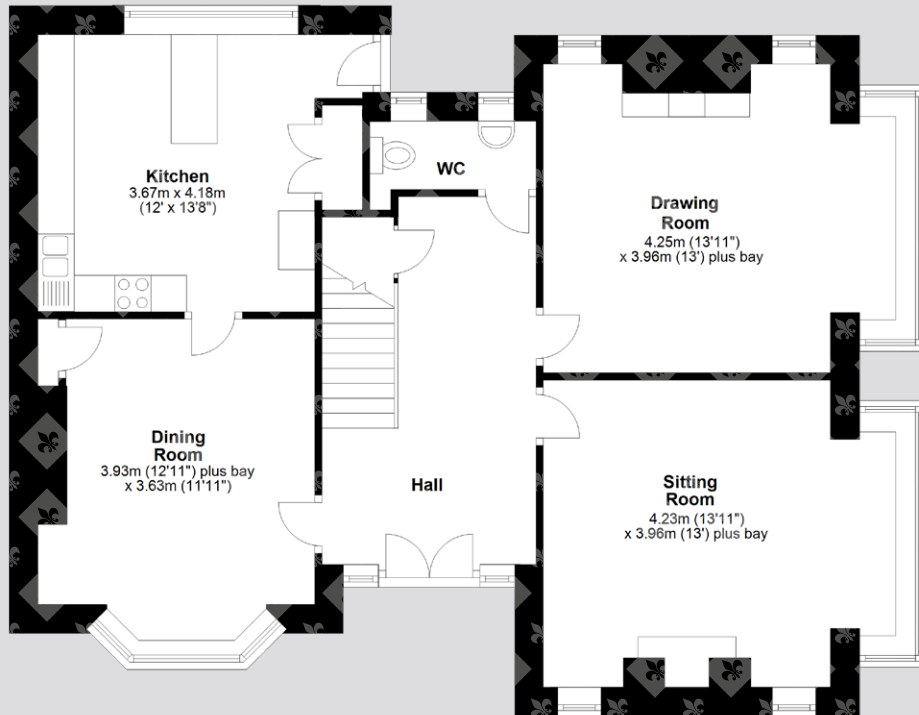
Wylam is a very popular commuter village in the Tyne Valley with excellent links to Newcastle City Centre, with the benefit of beautiful scenery and countryside nearby and famous for being the birthplace of George Stephenson. The village offers day-to-day shopping, pubs and restaurants. Close House Hotel and Golf Club and Matfen Hall are located close by and 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. Newcastle city centre provides further comprehensive cultural, educational, recreational and shopping facilities.

For the commuter the A69 provides good access to Newcastle Airport and 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 and the A1 are all within easy reach.

Floor Plans

Total area: approx. 156.7 sq. metres (1686.8 sq. feet)



Ground Floor



First Floor

Directions

From the centre of Wylam village, proceed north on Holeyn Hall Road for 0.5 miles, then turn right onto Acomb Drive.
After 190m, Hollyn Dene is on the right-hand side at the end of the cul-de-sac.

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

Mains electricity, gas, water and drainage. Gas-fired central heating.

Postcode

Council Tax

EPC

Tenure

NE41 8BD

Band G

Rating F

Freehold

Viewings Strictly by Appointment

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