

Priorsdale

55 WOODCROFT ROAD | WYLAM | NORTHUMBERLAND



FINEST
PROPERTIES



A delightful, South facing, period property
with beautiful mature gardens and views over
the Tyne Valley

Newcastle International Airport 8.9 miles | Corbridge 9.2 miles | Newcastle City Centre 11.7 miles
Hexham 13.9 miles





Accommodation in Brief

Porch | Reception Hall | Kitchen | Utility Room | Dining Room
Garden Room | Balcony | Lounge | WC | Principal Bedroom
Guest bedroom | Bathroom | Third Bedroom with En-Suite Shower Room
Fourth bedroom | Fifth Bedroom with En-Suite Shower Room
Sixth bedroom with En-Suite Bathroom







The Property

Situated in the picturesque and sought-after village of Wylam, this beautiful Victorian stone-built home presents very well, showcasing spacious accommodation and attractive period details throughout. Dating back to 1864, the property overlooks beautiful south-facing mature gardens with enveloping woodland at the rear, creating an exclusive garden retreat.

“Priorsdale” enjoys the advantages of a sustainable, and cost-efficient heat storage system that supplies all heating and hot water needs. The system is fueled by a wood log biomass boiler, complemented by solar panels.

Inside, an impressive entrance hall welcomes with high ceilings and striking stained-glass windows typical of the Victorian period. The heart of the home is a spacious and well-appointed kitchen/diner boasting quartzite work surfaces, integral appliances, gas hob and an Aga. Across the entrance hall, the sitting room enjoys a multi-fuel burning stove set within a period fire surround, with a bay window casting abundant light into the room. A standout feature of ‘Priorsdale’ is the unique 22ft garden room, accessed via the dining room. This space frames the rear garden beautifully and benefits from French doors opening onto a large, decked balcony, perfect for entertaining guests. Added practicalities include a ground floor cloak room with WC and utility room with entrance to the integral garage.

Ascending to the sleeping quarters, six generously sized bedrooms are spread over two floors. On the first floor, two of the five bedrooms boast en-suite facilities with the remaining bedrooms sharing a family bathroom. Bedroom three includes a walk-in wardrobe. Bedroom two has French doors leading out to a south facing balcony over the garden room. Wonderful views over the Tyne valley and the distant countryside can be seen from this balcony and the south facing bedrooms. The second floor accommodates bedroom six and another full bathroom.







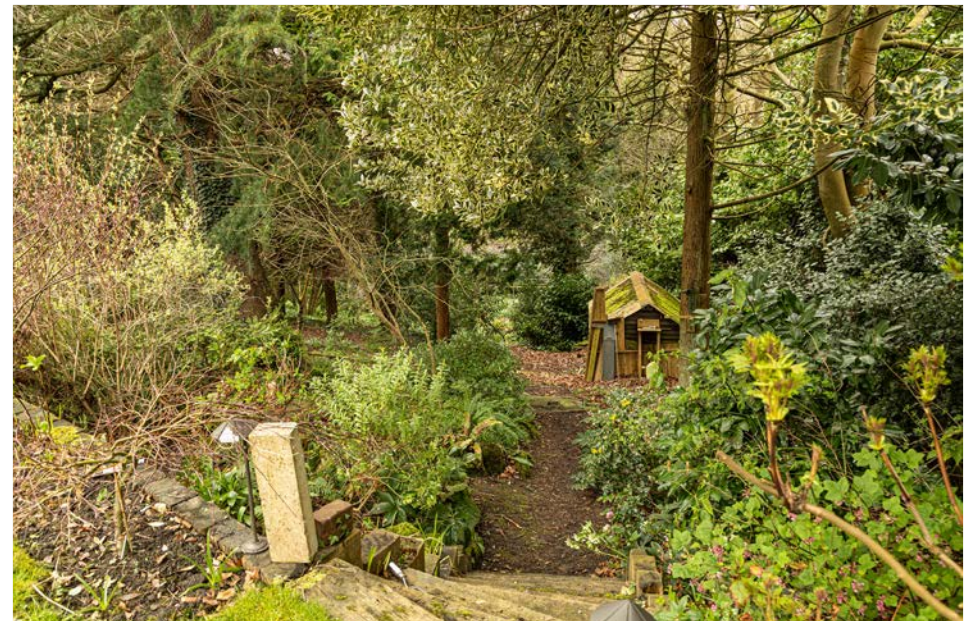


Externally

Externally, the property excels with spacious mature gardens enclosed by walls. A sweeping lawn transitions via steps into a secluded area with ferns, a pond, and meandering paths, leading towards woodland. Here, garden sheds, stately trees, and a carpet of wild bluebells create a peaceful retreat.

Agents Note

The EPC is currently under review, with the potential for an improved rating.



Local Information

Wylam is a very popular commuter village with a vibrant community in the Tyne Valley. Though it has excellent links to Newcastle City Centre, it benefits from beautiful scenery, a rural setting and countryside nearby. It is 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.

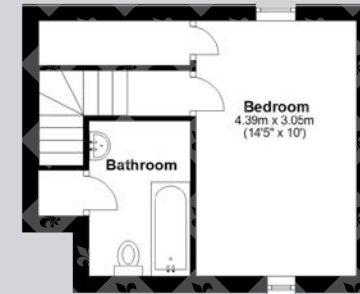
For schooling, Wylam has a First School which has been ranked outstanding by Ofsted, while Middle Schools are available in Ovingham, Prudhoe and Hexham. Mowden Hall Preparatory School is close by providing private education from nursery up to 13 years. Newcastle city centre provides further comprehensive cultural, educational, recreational and shopping facilities.

For the commuter, the A69 provides easy 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. 341.4 sq. metres (3675.0 sq. feet)

Directions

From Corbridge head south on Princes St/B6321 towards Middle St/B6529. Turn left onto Main St/B6530 continue to follow for 2.4 miles. At Styford Roundabout, take the 4th exit onto A69 and proceed for 4 miles. Take the exit towards Horsley/Heddon/B6528 turning right onto Oatens Bank continuing for approximately 1.4 miles. Turn right onto Hoelyn Hall Road, continuing onto Church Road. Turn right onto Ovingham Road, in approximately 269ft take the left onto Woodcroft Road. The property will be on the right-hand side.

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 and gas, water and drainage. Wood log biomass boiler. Solar panels.

Postcode

NE41 8DQ

Council Tax

Band G

EPC

Rating D

Tenure

Freehold

Viewings Strictly by Appointment

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