

Andrew Coulson

You'll feel more at home with us



2 Castle Hill House | Wylam | NE41 8JG



Set in 23 acres of delightful private grounds this spacious two bedroom apartment enjoys a high degree of privacy and is approached along a private tree lined driveway with security gated entrance.

Features:

- Ground Floor Apartment
- Set in 23 Acres of Private Grounds
- Numerous Noteworthy Features
- Two Double Bedrooms
- High Degree of Privacy
- Current EPC Rating D



The property:

Castle Hill House was designed and built in 1878 by Tyneside Architect Archibald Dunn as his own family residence. The property was converted into its current status in 1999 and comprises forty one leasehold apartments and four freehold properties. Set in 23 acres of delightful private grounds which are there for the use and enjoyment of the residents, the site enjoys a high degree of privacy and is approached along a private tree lined driveway with a security gated entrance. 2 Castle Hill House is one of four apartments that use the original front door and reception avenue of the original mansion house. The spacious two bedroom apartment is located on the ground floor of this very attractive tudor-gothic style property and briefly comprises communal entrance lobby with paneled walls which leads into the original reception hallway of the mansion house with its ornate stair case. From there, there is direct access into a private reception hall, a full fitted breakfasting kitchen, bathroom, two large double bedrooms, one with en-suite and a superb living/dining room with a fabulous and impressive carved stone fireplace and its ornate plaster work to the ceiling. There are numerous noteworthy features throughout the property. The accommodation has gas fired central heating and all fitted carpets and curtains are included in the sale. This is a unique development in this desirable Tyne Valley village which offers very easy access to the A69 and therefore Newcastle upon Tyne and Newcastle International Airport, it is also within walking distance of Wylam train station. This property will no doubt appeal to single people or professional couples as well as retirement use and we strongly recommend an internal inspection in order to fully appreciate what is on offer.

Briefly Comprising:

COMMUNAL ENTRANCE LOBBY

With panelled walls and private letter box.

COMMUNAL ENTRANCE HALL

The original hallway to the house with ornate staircase to the first floor and panelled walls. This hall serves four apartments in total.

PRIVATE RECEPTION HALL

Leading to;

BREAKFASTING KITCHEN 12' 0" x 9' 3" (3.65m x 2.82m)

Fitted wall and floor units, worktops incorporating a one and a half stainless steel sink and single drainer with mixer tap over. Four gas hob cooker with extractor hood above and oven under. Fully integrated fridge, freezer, dishwasher and washing machine. Tiled splash backs.

BATHROOM

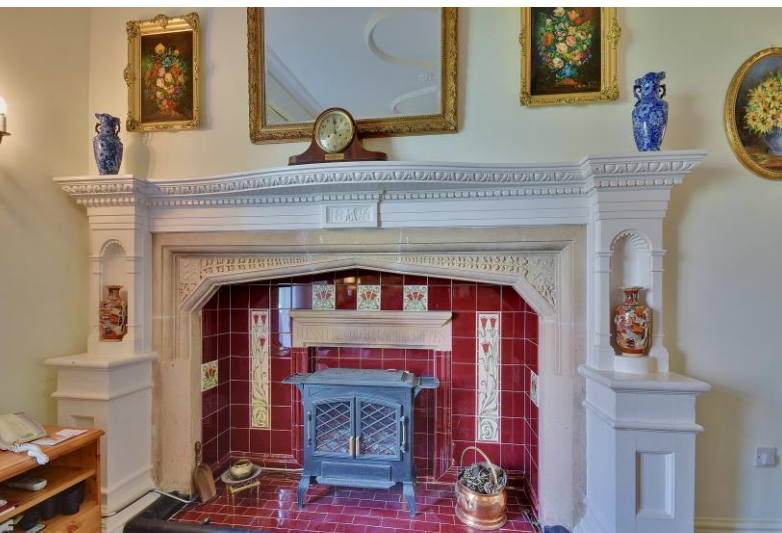
Panelled bath with shower over, wash basin with cupboard under, low level WC, two fully tiled walls and heated towel rail. A second door provides direct access to;

BEDROOM TWO 17' 6" x 10' 4" (5.33m x 3.15m)

A light and airy room dominated by the large stone framed windows. Part panelled walls.

BEDROOM ONE 16' 6" x 11' 11" (5.03m x 3.63m) plus door recess

A spacious room with matching dressed stone framed windows. Large walk-in wardrobe/linen cupboard, with further storage cupboard.



EN-SUITE SHOWER ROOM

Shower cubicle, wash basin with cupboard under and low level WC. Fitted cabinets and mirror. Heated towel rail.

LIVING ROOM/DINING ROOM 26' 5" x 17' 6" (8.05m x 5.33m)

A fabulous room full of charm and character, dominated by the impressive carved stone fireplace with ornate surround, tiled insets and hearth incorporating a real flame fire, ornate cornice ceiling and very ornate plaster work to ceiling. This room feels light and airy and has glazed double doors onto a private flagged patio.

GARDENS

Castle Hill House is set within 23 acres of communal formal gardens and private woodlands. All of the grounds are mature with extensive lawned areas and mature borders with trees bushes and shrubs and are there for the enjoyment of all of the residents. A number of the trees have tree preservation orders thus ensuring the high degree of privacy that the development has. There is also a private woodland walk which gives easy access to the train station at Wylam. The gardens are a particular feature of the development and residents are allowed to enjoy any part of the communal areas subject to the to a few restrictions under the residents guide.



SERVICES

Mains electricity, water and drainage are connected. A recently installed combi boiler provides gas central heating to radiators also supplying the domestic hot water.

TENURE

Long leasehold. 999 years from 2000.

NOTES

All fitted carpets and curtains are included in the sale. There are service charge of £197 pcm to cover the maintenance of the gardens, car parking, driveway, heating, lighting and cleaning of communal areas and also the buildings insurance. The property has an allocated parking space, together with visitor parking and over spill car park.





Ground Floor



Note : Plans are for Illustration purposes only and are not to scale.
Plan produced using PlanUp.

Energy Performance Certificate

2 Castle Hill House, WYLAM, NE41 8JG

Dwelling type: Ground-floor flat
Date of assessment: 05 April 2017
Date of certificate: 05 April 2017

Reference number: 8363-7024-5810-9185-7902
Type of assessment: RdSAP, existing dwelling
Total floor area: 111 m²

Use this document to:

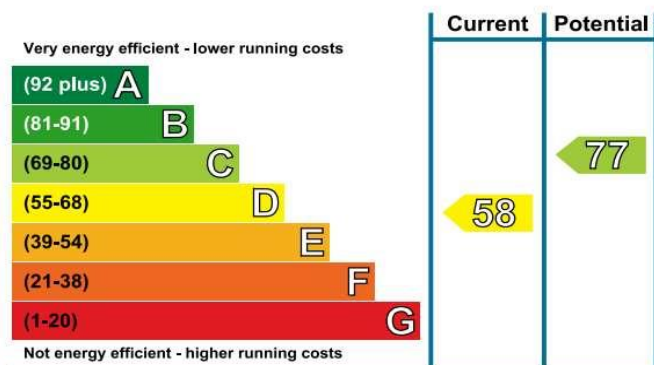
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 4,020
Over 3 years you could save	£ 1,914

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 426 over 3 years	£ 219 over 3 years	
Heating	£ 3,288 over 3 years	£ 1,581 over 3 years	
Hot Water	£ 306 over 3 years	£ 306 over 3 years	
Totals	£ 4,020	£ 2,106	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

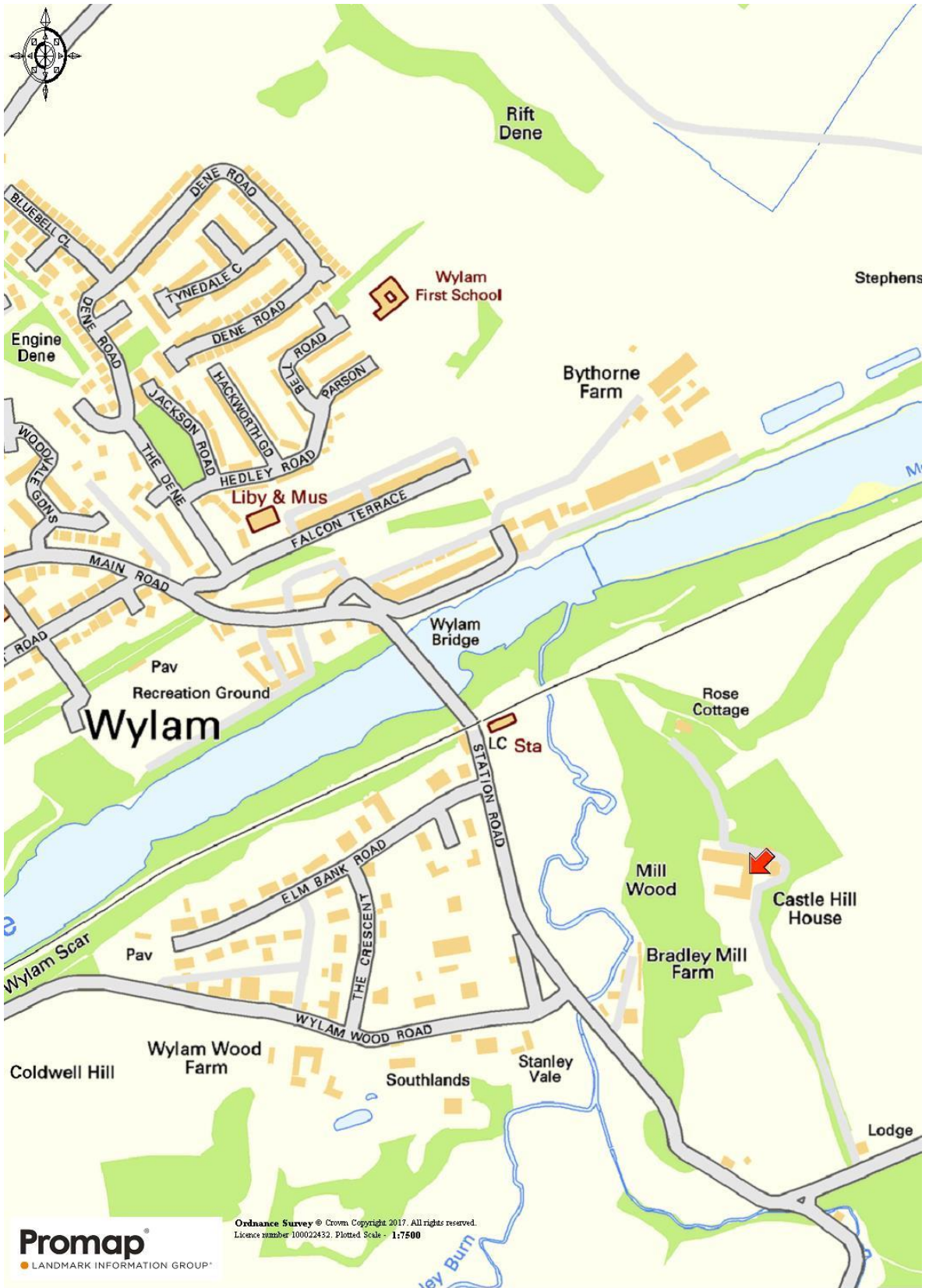
Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Flat roof or sloping ceiling insulation	£850 - £1,500	£ 582	
2 Internal or external wall insulation	£4,000 - £14,000	£ 690	
3 Floor insulation (suspended floor)	£800 - £1,200	£ 168	

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

Location Plan:



Meet the team



Andrew Coulson FNAEA | Managing Director

I am very much hands-on when it comes to the day-to-day running of the business. I carry out all our valuations, so I'll meet you in person and conduct a full marketing appraisal of your property. I am usually the person who carries out accompanied viewings, too. Ultimately, I'm here to ensure that every stage of your property sale goes smoothly and efficiently.



Ailsa Mather CPEA, FNAEA | Director and Relocation Agent Manager

I handle sales negotiations, and carry sales through from start to finish. I'm responsible for liaising with solicitors, surveyors and lenders, in order to see your sale through to completion as quickly and simply as possible. I'm in overall charge of our happy office on a day-to-day basis, and oversee the roles of the other staff.

Crucially, I also deal with enquiries outside office hours: if you have any queries at any point during the sales process, you can rest assured that I am always on the end of the phone to help, even if the office is closed.



Claire Forster ANAEA | Senior Property Consultant

I usually work at the reception desk, so I'll probably be the first person you meet when you come into the office. I deal with buyer and vendor enquiries, arrange viewings, provide viewer feedback, and help people define what it is they're really looking for in a property. I also support Ailsa in her day-to-day work around the office.



Jennifer Weir | Property Consultant

I deal with buyer and vendor enquiries, and support Ailsa and Claire in their own roles. I also work on reception on a Saturday, so if you visit us then, I'll be your first point of contact.



Joanna Ridley | Administrator

I'm responsible for putting together all our sales details, photography, EPCs and floor plans, and the creation of advertisements and our high spec sales brochures. It's also my job to get all the sales particulars onto our internet portals. My role supports the work of the whole team here at Andrew Coulson.

Come Home to the Tyne Valley...



Imagine living and working in an area that has it all – stunning scenery, interesting towns and villages, heritage and culture, convenient transport links, excellent schools, the warmest of welcomes...

The Tyne Valley has it all.

Landscape, History, Heritage

The Tyne Valley, nestled in the south of Northumberland, is home to some of the most beautiful scenery and some of the most fascinating history in the country, as well as part of one of the most famous walls in the world!

When the Romans ended their occupation of Britain in the 5th century, they left an indelible mark on the landscape in Northumberland, in the shape of Hadrian's famous wall. Not only is the route of the Wall popular with walkers, but there are a number of impressive archaeological sites and impressive museums that are well worth a visit.

The Tyne Valley is ideally placed for getting out and about and if you wish to venture further afield, the area affords easy access to the Lake District, the Scottish Borders, and the stunning, pristine beaches of the north Northumberland coast.



Sport

The Tyne Valley is brimming with sports and leisure facilities. Hexham alone has a large sports centre, with a bright, modern swimming pool, athletics field, sports hall, gym and bowling alley. The town also boasts tennis and cricket clubs, a fine golf course - complete with excellent Club House - a renowned Race Course and just along the Valley, in Corbridge, there is an active rugby club.

Along the Valley, there is a wealth of opportunity for fishing, walking and horse riding.

Whether you're the active, sporty type, or just enjoy standing on the sidelines and cheering on your team, the Tyne Valley has something for you.





Shopping

Whatever your shopping requirements, the Tyne Valley has the shop for you. Hexham has a good mix of High Street and independent shops, whilst Corbridge offers a more 'boutique' shopping experience, with a host of exciting, high quality independents.

Within easy reach are the cities of Newcastle and Carlisle, both of which have a range of shopping facilities, as well as the Metro Centre, a light, airy shopping centre, and one of the biggest in Europe.

Being a big agricultural centre, the area also has a number of regular Farmers' Markets and farm shops, offering a wonderful array of fresh, tempting local produce.



Eating and Drinking

You'll never go hungry in the Tyne Valley. From multi-award winning restaurants, to the best in traditional English country pubs, there is plenty to whet your appetite. Fine Indian, Chinese and Italian restaurants are all within easy reach, each with its own special atmosphere and tempting menu.

Local country pubs flourish along the whole of the Valley, and many of them pride themselves on serving a wide selection of craft beers, many of them from local micro breweries.

Perhaps you just fancy a cup of tea and a slice of cake? Cafés and coffee shops are in abundance, from your favourite coffee chain to a wealth of charming independent tea shops, each with its own character and warm welcome.

Leisure and Entertainment



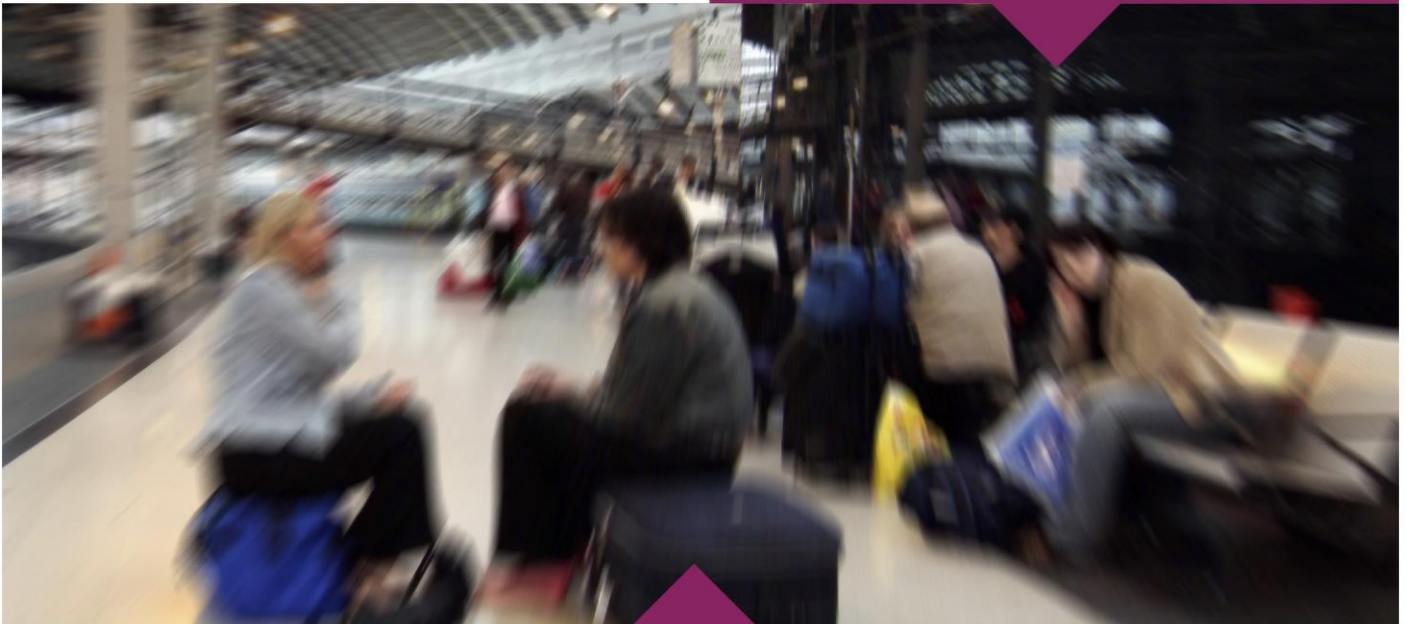
Ask anyone who lives here, and they'll tell you that the Tyne Valley punches above its weight when it comes to cultural and entertainment facilities. Hexham's Queens Hall incorporates an atmospheric library, a range of excellent exhibition spaces and a theatre, and has a full calendar of art, music and theatrical events across the year. Residents of Hexham are also proud of the community-owned Forum Cinema, an art deco gem in the heart of the town. The cinema offers an impressive mix of blockbuster and art-house films, and regularly shows live feeds from the RSC, National Theatre and Royal Opera House. Further afield, a quick journey into Newcastle opens up a world of theatre and cinema, as well as a host of world-class museums and galleries. Carlisle prides itself on the Tullie House Museum and Art Gallery, which has a fascinating range of impressive exhibition spaces.

Education...



If you have children of school age, you'll want to feel safe in the knowledge that they'll get the best of educations. The schools of the Tyne Valley enjoy an excellent reputation, both academically and for their pastoral care and extra-curricular activities. A mix of 2- and 3-tier systems operates within the state system across the region. In the private sector, there is a good choice of prep schools within the Tyne Valley, with Newcastle providing a number of high class senior schools with enviable reputations.

Getting Around...



The Tyne Valley is well-served by road and rail. The A69 and the Tyne Valley railway line link Carlisle to the west with Newcastle to the east, and there are frequent bus and train services connecting the historic towns and pretty villages along the way. When you wish to travel further afield, it couldn't be easier. From Newcastle, you can hop on a train north to Scotland, or south to London, the midlands or the south west and with Newcastle International Airport only 30 minutes' drive from Hexham, the world really is on your doorstep.

Think all Estate Agents are the same? Think again...

At Andrew Coulson, we pride ourselves on being a bit different. We have just one office, on Fore Street in Hexham, and we don't just believe that small is beautiful – we know it works!

All our staff live in Hexham or the Tyne Valley, and have a wealth of local knowledge to share with you. And they're all independently trained and assessed, guaranteeing the highest levels of professionalism and competence.

But those aren't the only reasons we're well-placed to help you with the sale of your property...

- ✓ Our office is in a prime retail location, with excellent footfall and passing trade;
 - ✓ We have exclusive national connections, providing access to relocating buyers from around the country;
 - ✓ We have an Associated London Office, exposing your home to potential buyers in the City.
 - ✓ Bespoke Pre Sale Legal Pack which avoids delays and legal issues at critical selling stage.
- And we go that extra mile to market your property, with...**
- ✓ Gloss-laminated brochures, complete with great photography and detailed floor plans;
 - ✓ Videoettes of all properties, creating more interest and activity;
 - ✓ Touch Screen TV in our front window, providing an advert for your home twenty four hours a day, seven days a week;
 - ✓ A comfortable Buyers' and Sellers' Lounge, giving you a relaxing environment in which to browse.

The staff in our friendly office are more like members of a big, happy family, than a group of people simply doing their jobs. We're all proud of the warm, personal service we're able to offer – a level of service we believe is second to none.

For us, good is never good enough: our aim is to exceed your expectations.

That's why we're confident when we say

You'll feel more at home with us





Relocation Agent Network members have been carefully selected because they can bring that personal touch to their professional service. Andrew Coulson has been handpicked to work together with other Relocation Agents to deliver trusted advice, whether buying or selling, in any area in the country and is completely free.



NAEA

National Association of
Estate Agents

Andrew Coulson is a member of The National Association of Estate Agents, guaranteeing that vendors and purchasers are consulting an agent with the highest integrity, are highly experienced and whose staff are trained professionals who abide by a nationally recognised code of practice. Andrew Coulson is registered with HMRC to ensure compliance with money laundering regulations. All NAEA agents agree to comply with high professional standards demonstrating their dedication and commitment to exceptional standards within residential sales.



The Guilds training schemes ensure its handpicked members are provided with the highest level of industry knowledge. You can rest assured that the staff at Andrew Coulson will be well equipped to offer advice and deliver a service over and above what you expect. Andrew Coulson and each Guild member, is able to assist in the promotion of your property through syndicated websites and publications and refer your details to help you in the search of your next home.



Andrew Coulson is a member of The Property Ombudsman Scheme and thereby is able to offer a free, impartial and independent service for the solution of unresolved disputes between ourselves and consumers.

Andrew Coulson

You'll feel more at home with us

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