



A beautiful converted, Grade II listed property positioned within the prestigious Wylam Hall Estate. Thought to have been constructed in the 15th century, with 18th-19th century alterations, now divided into apartments. Built on the site of an 11th century Benedictine grange of Tynemouth Priory, Wylam Manor was granted to the Priory of Tynemouth some time before 1120, possibly when Tynemouth Priory was founded in 1085. Wylam, the birthplace of George Stephenson is only ten miles from Newcastle Centre with excellent road and rail links to the city and beyond. The village itself has an outstanding first school and offers a variety of pubs and local shops.

Set within approximately six acres of mature grounds and set back from Church Road, this well presented, split level apartment has undergone recent refurbishment and by the current owner. Boasting almost 1,900 sq ft of internal living, the property briefly comprises: Entrance hall, leading to downstairs guest suite with staircase to first floor. To the first floor, a 20ft sitting/dining room with wood burning stove and period windows to the front providing a light and airy feel throughout; a re-configured kitchen, open to the lounge, recently refurbished, with fitted wall and base units and granite work surfaces, Belfast sink and windows to the front, overlooking the delightful communal gardens; lounge, with duel aspect windows to the front; 17ft master bedroom, recently re-configured and open to a

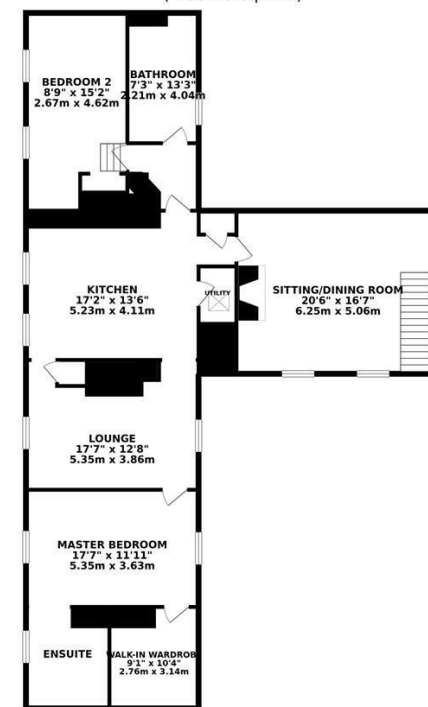


refurbished en-suite and providing access to the walk in wardrobe and duel aspect windows to the front; bedroom two, with windows to the front, enjoying east access to the family bathroom, with four piece suite. Externally, to the front of the property, a delightful courtyard, beyond, ample off street parking and access to the beautiful communal grounds. There is also a garage, providing further storage or off street parking. An internal inspection is deemed essential.

GROUND FLOOR 224.57 sq. ft.
(20.86 sq. m.)



1ST FLOOR 1648.55 sq. ft.
(153.16 sq. m.)



TOTAL FLOOR AREA : 1873.12 sq. ft. (174.02 sq. m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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