



## Pele Tower House

### Whittingham

A rare opportunity to purchase a distinctive Pele Tower house dating back to the Middle Ages, located in the small picturesque village of Whittingham in Northumberland.

The amazing stone Medieval tower has been re-born, creating a superbly stylish home with a sumptuous blend of classic and quality contemporary interior and fittings. With accommodation arranged over three floors and the option to develop the large attic space, the rooms are spacious and characterful, presenting spectacular features such as high ceilings, exposed stone walls, and awesome panoramic views!

From the barrel-vaulted ceilings of the expansive basement games room, to the grandeur of the master suite with adjacent dressing room and shower room, the Pele Tower House offers lavish living space that can be used as a main residence, holiday let rental or opulent second home.

All three bedrooms are sizeable rooms and the main bathroom is fitted with a four-piece suite including a separate shower cubicle and freestanding bath. The potential to develop and enhance the existing accommodation by means of converting the attic space presents an exciting opportunity to a buyer and the ability to enhance future capital growth and saleability.

**Guide Price: £650,000**

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# Pele Tower House

## Whittingham NE66 4RD

### ENTRANCE HALL

Solid Oak entrance door | Stone flagged floor | Staircase to first floor | Door to inner hall

### INNER HALL

Side door entrance | Opening to games room

### GAMES ROOM 23' 9" x 17' 3" (7.23m x 5.25m)

Radiator | Timber floor | Door to W.C | Spotlights | Wash hand basin | Belfast sink

### W.C.

Close coupled W.C with wash hand basin | Tiled floor | Downlight

### FIRST FLOOR LANDING

Oak engineered wood floors | Leaded window | Radiator | Understairs cupboard | Exposed stone wall | Staircase to second floor | Covings to ceiling | Doors to kitchen and lounge

### LOUNGE 22' 10" x 17' 11" (6.95m x 5.46m)

Dual aspect leaded window | Solid Oak Herringbone wood floor | Inglenook fireplace incorporating multifuel stove | Radiators Downlights

### DINING KITCHEN 10' 5" x 35' 9" (3.17m x 10.89m)

Leaded windows to three sides | Radiators | Downlights | Ceiling cornice | Oak engineered wood floor to the dining area, Marble floor to the kitchen area | Cupboard housing fuse box

### KITCHEN AREA

Island with granite work top | Integrated electric hob | Wine fridge

Fitted wall & base units incorporating; 1.5 undermounted sink | Space for Washing machine | Integrated dishwasher | Integrated microwave | Double electric oven | Space for fridge freezer | Part-tiled walls

### SECOND FLOOR LANDING

Leaded windows | Vertical radiator | Downlights | Wood floor

### BEDROOM ONE 13' 8" x 17' 5" (4.16m x 5.30m)

Leaded window with large stone window seat | Wood floor | Vertical radiator |

### DRESSING ROOM

Leaded window | Wood floor | Covings to ceiling | Downlights | Radiator

### ENSUITE

Leaded window | Fully tiled walls | W.C with concealed cistern | Wood floor | Chrome ladder style heated towel rail | Corner shower cubicle incorporating mains shower with rain-head, body jets, and hand-held attachment | Downlights | Extractor fan | Floating drawer unit with integrated wash-hand basin

### BEDROOM TWO 12' 8" x 12' 4" (3.86m x 3.76m)

Twin room | Leaded window | Wood floor | Covings to ceiling | Stone Window seat | Radiator

### BEDROOM THREE 12' 5" max, 7'1" min x 10'8" max, 6'2" min (3.78m max, 2.16m min x 3.25m max, 1.88m min)

Leaded window | Wood floor | Covings to ceiling

### BATHROOM 10' 1" x 11' 6" (3.07m x 3.50m)

Leaded window | Fully tiled walls | Radiator | Free standing bath with hand-held attachment | Shower cubicle with mains rain-head shower | Floating wash-hand basin & W.C. |





**ATTIC SPACE**

Planning Permission has previously been granted for the conversion of the top floor into a fourth bedroom and en-suite. Work has been started in order to implement and protect the permissions.

**PRIMARY SERVICES SUPPLY**

- Electricity: Mains
- Water: Mains
- Sewerage: Mains
- Heating: Oil central heating with radiators, Wood burner
- Broadband: Fibre to premises
- Mobile Signal Coverage Blackspot: Some mobile networks receive inconsistent phone reception
- Parking: Private drive

**MINING**

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

**HOLIDAY LET**

While the agent believes the property is suitable for use as a holiday let, the agent cannot warrant or promise that the seller has let it as a holiday letting nor that it meets all the relevant legislation. Interested parties should make their own enquiries including asking questions about the seller's letting of the property and its compliance with the holiday letting laws. If necessary, independent professional advice should be obtained prior to making any decisions to view or otherwise.

**RESTRICTIONS AND RIGHTS**

- Grade II\* listed
- Conservation Area? Yes
- Restrictions on property? No
- Easements, servitudes or wayleaves? No
- Public rights of way through the property? No

**AGENTS NOTE**

There is permission for a loft conversion and garage build. Though work was started, it hasn't been completed.

**TENURE**

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser.

**COUNCIL TAX BAND: F**

**EPC RATING: E**

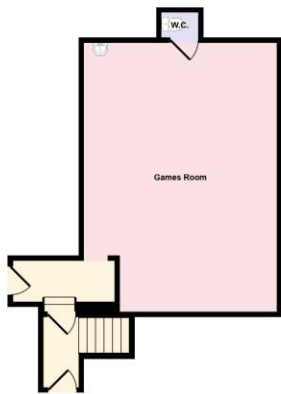
| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 72 C      |
| 55-68 | D             |         |           |
| 39-54 | E             | 53 E    |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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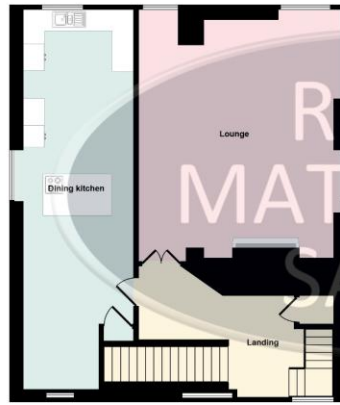


Approx Gross Internal Area  
339 sq m / 3645 sq ft



Ground Floor  
Approx 49 sq m / 523 sq ft

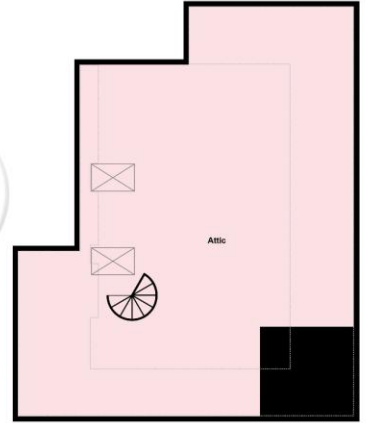
□ Denotes head height below 1.5m



First Floor  
Approx 101 sq m / 1090 sq ft



Second Floor  
Approx 96 sq m / 1031 sq ft



Third Floor  
Approx 93 sq m / 1001 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Some of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

VERSION 3

**Important Note:** Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

**Money Laundering Regulations** – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

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