



Castle Hill House | Wylam | NE41

**£179,950**

For sale: an immaculate two-bedroom flat within the characterful Castle Hill House in Wylam, offering spacious accommodation and extensive communal grounds.

**RMS** | Rook  
Matthews  
Sayer



2



1



2

## FIRST FLOOR APARTMENT

## SPACIOUS LIVING

## SEMI OPEN PLAN LIVING

## ENSUITE TO PRIMARY

## TWO BEDROOMS

## TWO BATHROOMS

## GATED ENTRY

## ALLOCATED PARKING

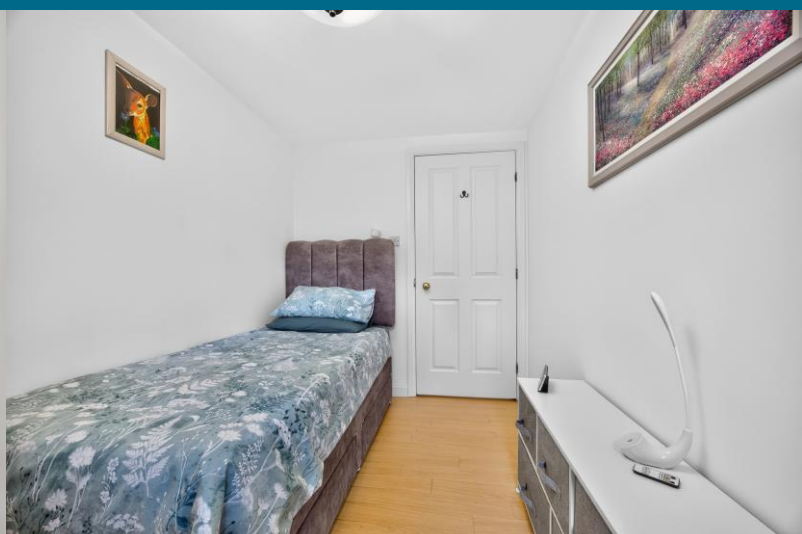
For any more information regarding the property please contact us today

**PROPERTY DESCRIPTION:** The light-filled apartment comprises a generous open-plan living, dining and kitchen area, creating a practical space for everyday life and entertaining. The kitchen features ample fitted cabinetry and workspace, with room for appliances and a dining table. The reception area is well proportioned, with neutral décor and good natural light.

There are two bedrooms, including a comfortable primary bedroom with fitted wardrobe storage and an en-suite shower room. The second bedroom is ideal as a guest room or study. A further bathroom serves the rest of the flat. The property is presented in excellent decorative order throughout and benefits from an EPC rating of C and Council Tax band D. Castle Hill House is set in expansive landscaped grounds, providing attractive open green space and mature trees for residents to enjoy, approached via a long driveway and gated entrance.

Situated in the sought-after village of Wylam on the north bank of the River Tyne, the flat is well placed for local amenities. Wylam offers a range of independent shops, cafés and pubs, along with riverside walks and access to nearby countryside. Wylam Primary School and Ovingham Middle School serve the area.

Wylam railway station provides direct services to Newcastle in around 25 minutes and Hexham in approximately 20 minutes, making this an appealing option for commuters seeking a village setting with convenient connections.



Living Room:  
14'09" (max) x 10'04" (max) - 4.50m x 3.14m

Kitchen:  
11'09" x 9'11" - 3.58m x 3.02m

Bedroom One:  
14'03" x 9'09" (+wardrobes) - 4.34m x 2.98m

En-suite:  
6'08" x 5'08" - 2.04m x 1.73m

Bedroom Two:  
10'04" x 6'07" - 3.14m x 2.01m

Bathroom:  
6'11" x 5'08" - 2.10m x 1.73m

#### PRIMARY SERVICES SUPPLY

Electricity: Mains  
Water: Mains  
Sewerage: Mains  
Heating: Mains Gas  
Broadband: Cable  
Mobile Signal Coverage Blackspot: No  
Parking: Allocated

#### 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.

#### TENURE

Leasehold. It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.

Length of Lease: 999 years from 1<sup>ST</sup> Jan 2000

Ground Rent: Included in service charge

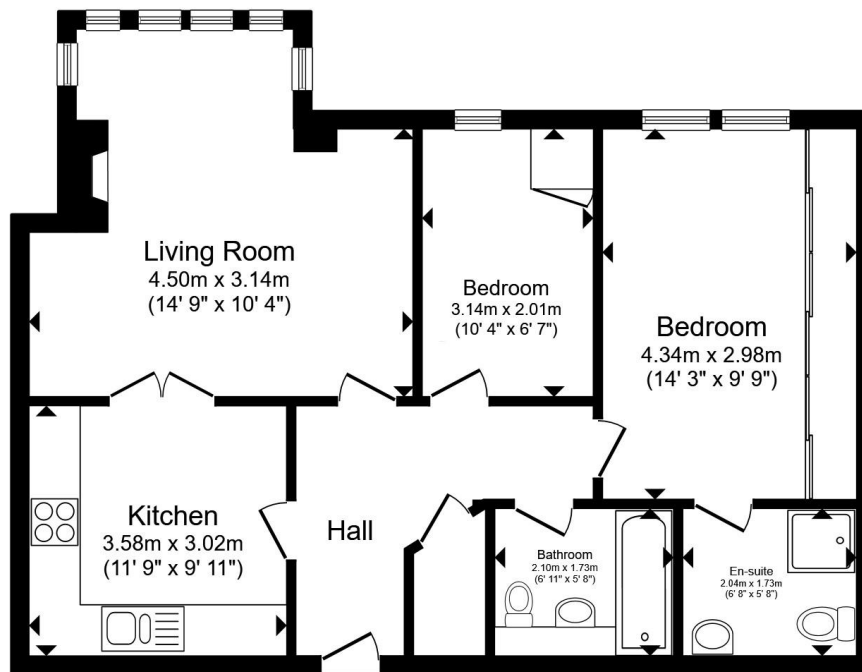
Service Charge: £237 per month

COUNCIL TAX BAND: D

EPC RATING: C

P00007613.SD.SD.12/10/26.V.2





Total floor area 62.1 m<sup>2</sup> (669 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

**RMS** | Rook  
Matthews  
Sayer

## FLOORPLAN

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 83   B    |
| 69-80 | C             | 77   C  |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

T: 01661 860 228

[ponteland@rmsestateagents.co.uk](mailto:ponteland@rmsestateagents.co.uk)

**RMS** | Rook  
Matthews  
Sayer