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ELM BANK ROAD, WYLAM, NE41

Offers Over £900,000

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This beautiful property offers substantial and highly versatile accommodation arranged over four levels, extending to nearly 4,000 sq ft, including basement space. The home features a superbly extended kitchen, four reception spaces, six generously sized bedrooms, two bathrooms and a large landscaped rear garden enjoying excellent views. Further benefits include a spacious driveway, a detached garage, and the retention of many charming characterful period features one would expect from a home of this kind.

Wylam is a desirable village approximately 10 miles west of Newcastle upon Tyne, offering a balance of countryside living and convenient city access. The village features a range of local amenities, including shops, cafés, pubs and a well-regarded primary school, making it popular with families. Surrounded by scenic countryside, the area provides access to riverside walks and cycling routes, including the Wylam Wagonway and Tyne Riverside Country Park. Excellent transport links via Wylam train station and the A69 offer easy connections to Newcastle, Hexham and beyond.

Wylam benefits from a well-regarded First School, rated 'Outstanding' by Ofsted. Middle school options can be found in nearby Ovingham, Prudhoe, and Hexham. Mowden Hall Preparatory School is also within easy reach, offering independent education from nursery through to age 13. For senior schooling, the Royal Grammar School in Newcastle is conveniently accessible via public transport from the village station. In addition, Newcastle city centre offers a wide range of cultural, educational, leisure, and retail amenities.

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The internal accommodation is both spacious and full of period charm. An entrance porch with tiled flooring and a stained-glass door leads into a generous entrance hall, which offers ample room for dining and features a welcoming fireplace and wooden flooring. To the front, a generous lounge boasts a decorative tiled hearth, cast-iron insert, wooden surround, and a beautiful bay window. At the rear, a second reception room features a gas fire with decorative tiles and cast iron, complemented by newly enlarged windows that enhance the attractive garden views.

The dining room is particularly characterful, featuring an inglenook fireplace with the original bellboard, built-in storage cupboards, and drawers. This space flows seamlessly to a WC and the superbly extended kitchen/family room. The kitchen benefits from a glazed roof light, a modern range of base units, and integrated appliances including a dishwasher, induction hob, oven, and microwave. There is ample space for additional appliances and a snug-style seating area, with large glazed windows surrounding the room to create a bright, light-filled space with access to the side garden. A ground-floor WC and additional storage complete the ground floor.

On the first floor, there are four double bedrooms. The principal bedroom at the rear enjoys custom-built wardrobes and attractive views over the garden. To the front, another excellent double captures morning sunlight through its large window. A further room is currently used as an office, complete with a cast-iron fireplace, while another double serves as a hobby room. The family bathroom comprises a bath, ceramic pedestal sink, WC, storage cupboard, and decorative tiled surround, complemented by a separate shower room with pedestal sink, WC, ceramic tiling, and a heated towel rail.

The second floor provides two additional double bedrooms with new Velux windows, feature cast-iron fireplaces, and eaves storage. One of these bedrooms leads to a dressing room, offering potential for further conversion if required.

The lower-ground floor houses a large basement divided into three versatile rooms, two of which have windows, and one with direct access to the rear garden, all of which could be converted into additional living space if desired. The third room serves as a workshop and retains the original coal chute, still in use.

Externally, the property is set within mature, well-maintained gardens. The front garden is lawned and attractively stocked with flowering plants and shrubs, bordered by established hedging. A gravelled driveway provides off-street parking and runs along the side of the property to a large detached wooden garage.

To the rear, substantial landscaped gardens feature a stone patio perfect for entertaining, leading to a generous lawn bordered by rockeries and mature trees, with additional tiers of planting and fruit trees beyond, offering both beauty and privacy.



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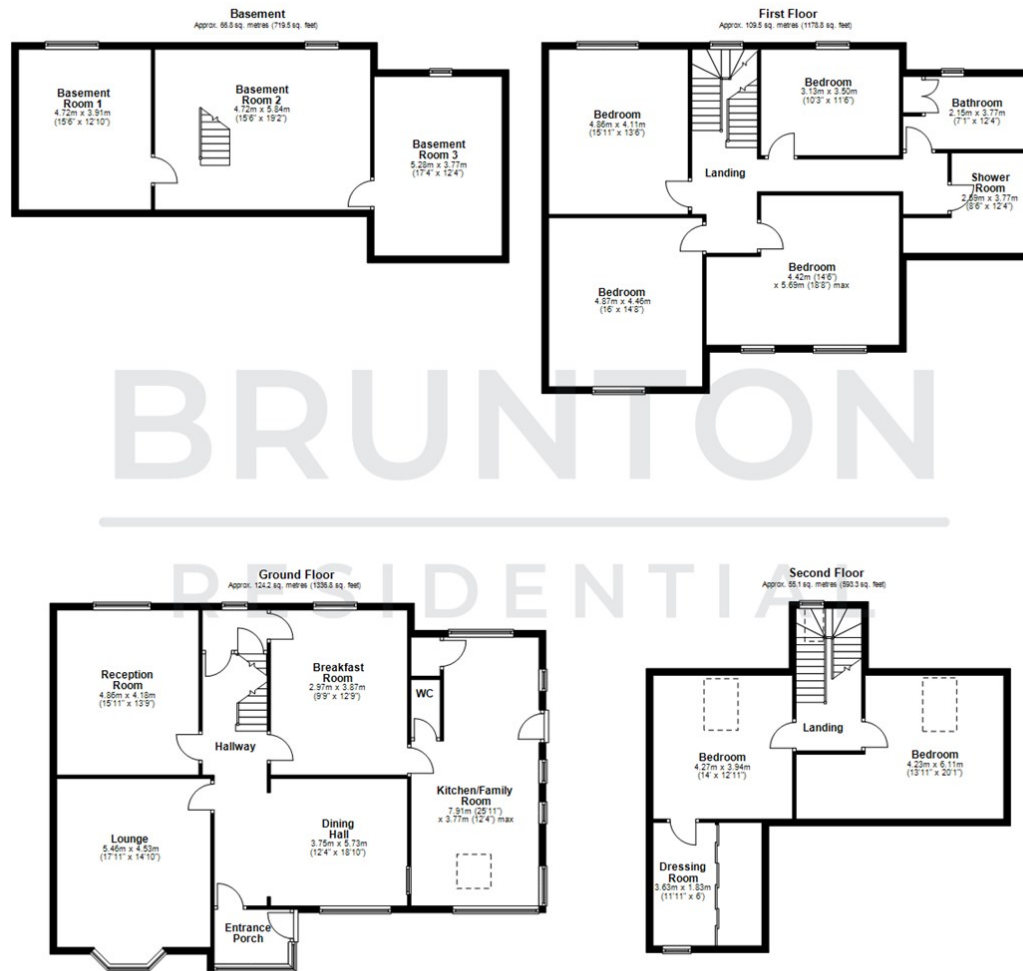
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : G

EPC RATING : D



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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
	78
	55
EU Directive 2002/91/EC	
England & Wales	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC	
England & Wales	

All measurements are approximate and are for illustration only. Plans produced using Planific.