

# BRUNTON

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RESIDENTIAL



**WHALTON PARK, GALLOWHILL, NE61**

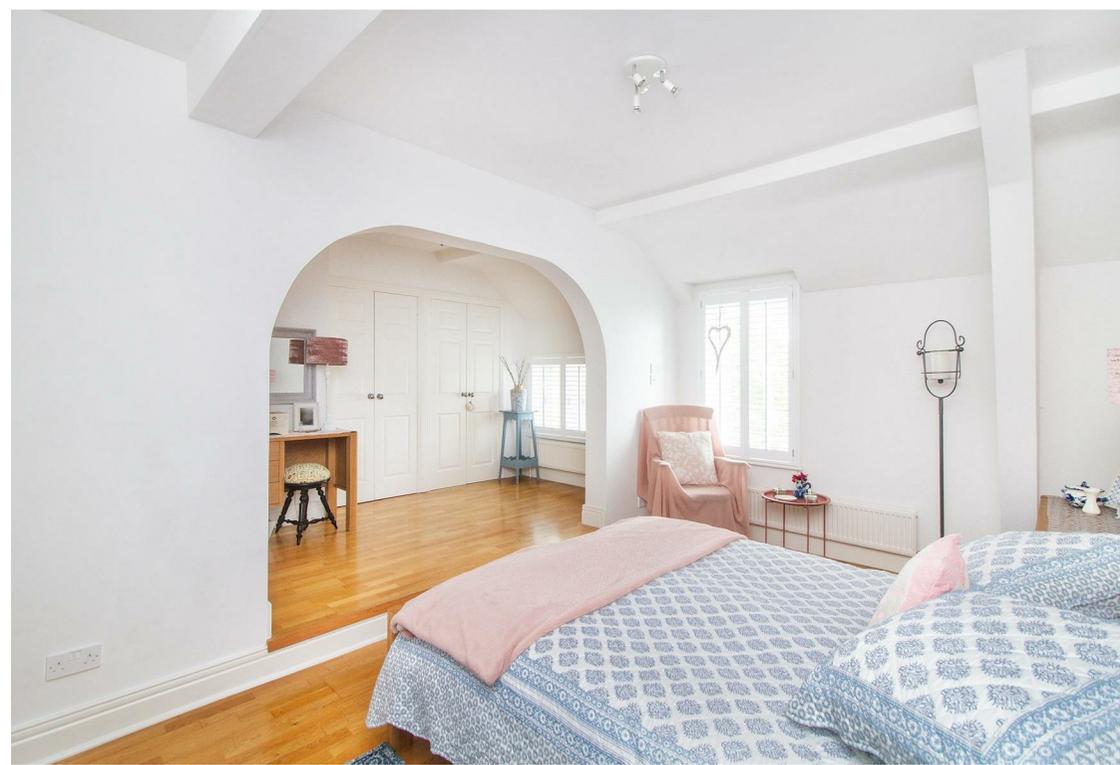
**Offers Over £260,000**

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Immaculate and Spacious Top-Floor Conversion Apartment, Forming the Largest of Just Six Individually Designed Apartments Within the Prestigious Whalton Park Development. Set within 30 Acres of Private Manicured Grounds & Gardens, Property Includes a Detached Garage, En Suite, and Dual-Aspect Lounge/Diner.

This excellent and well presented apartment offers well-proportioned accommodation, including a large stylish open plan lounge with ample space for dining table and study area, a modern breakfasting kitchen, two generous double bedrooms with fitted storage, a contemporary shower room and a luxury en-suite with freestanding bath and walk-in shower.

Situated just outside the desirable village of Whalton, Whalton Park provides a peaceful yet accessible lifestyle, with Ponteland, Morpeth and Newcastle International Airport all just a short drive away. This desirable development is centred around the historic Gallowhill Hall and is self-managed by its residents.

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The accommodation comprises: A communal entrance with intercom secure entry leading to a magnificent hallway and staircase to the second floor. The front door opens to the Reception Hall with large cloaks and storage cupboard, providing access to all rooms.

Positioned to the front, the spacious lounge features space for formal dining and a sitting area with elegant fireplace, as well as a study area. This light and bright room has commanding views from windows on two aspects and offers plenty of space for relaxing or entertaining.

The kitchen has a range of fitted wall and base units with coordinated work surfaces and fitted appliances, including an American-style fridge freezer and wine chiller. The kitchen also offers an area designed and furnished for breakfasting or informal dining. A window to the side provides plenty of natural light.

The hallway includes a large storage cupboard offering a very useful drying and airing facility.

The main bedroom enjoys beautiful views over the surrounding communal gardens, grounds, and mansion lawn. A dressing area with built-in wardrobes leads to a superb en-suite bathroom featuring a free-standing bathtub, vanity unit with wash basin, wall-mounted toilet, and walk-in shower enclosure.

Bedroom two has large built-in wardrobes and spectacular views over open countryside. It could also serve as an ideal double guest room or large study. The modern tiled shower room features a walk-in shower enclosure, wash basin, and toilet.

The property comes with a garage. Whalton Park is approximately one mile to the east of Bolam Lake and a short drive to Ponteland, Morpeth, and Newcastle International Airport. The original building, known as Gallowhill Hall, was constructed in 1888, with conversion to what is now Whalton Park commencing in 2000. The community of Whalton Park successfully self-manages their own Management Company.



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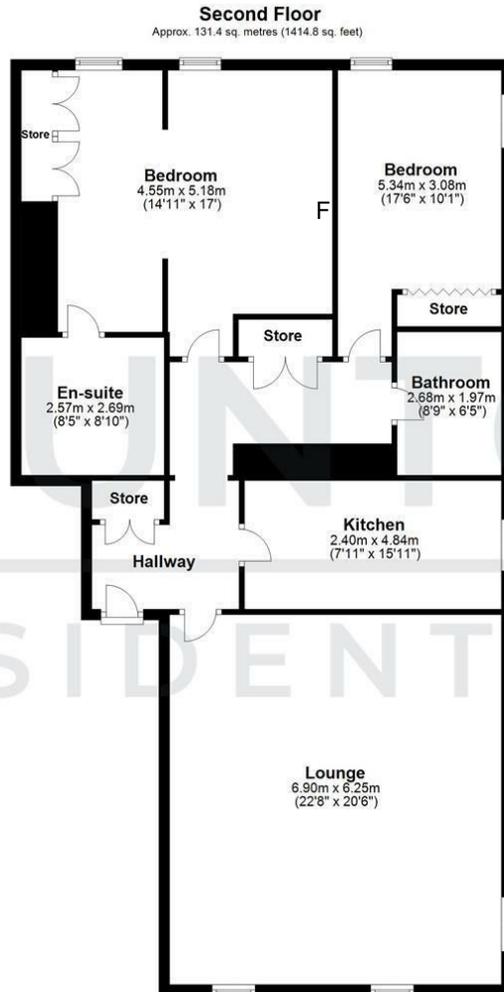
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TENURE : Leasehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : F

EPC RATING : D



Total area: approx. 131.4 sq. metres (1414.8 sq. feet)

All measurements are approximate and are for illustration only.  
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		63	66
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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