



WYLAM GRANGE

WYLAM | NORTHUMBERLAND

A MAGNIFICENT DEVELOPMENT OF 15 LUXURY APARTMENTS, NESTLED IN 1.1 ACRES OF MATURE GARDENS TOWARDS THE EDGE OF WYLAM VILLAGE.

Wylam Grange, formerly the Stanley Burn building circa 1890, is set in its own private and mature grounds, accessed via an attractive pillared gated entrance, to a sweeping tree lined driveway to the generous parking area.

The handsome and imposing building offers bespoke apartment living, with 2, 3, and 4 bedroom apartments, including one magnificent two bedroom penthouse apartment within the original building. A number of the apartments benefit from lift access, private outside space or balconies and all benefit from allocated parking within the grounds.

The conversion apartments are all unique in their design, presented to a high specification throughout, with fitted kitchens with granite worktops and quality integrated appliances, beautiful oak internal doors and stylish contemporary en suites and bathrooms.

Great attention to detail has been made in retaining many of the original features from the period house, with an impressive reception hallway and staircase to the first floor, lovely high ceilings and bay windows.



WYLAM GRANGE



LUXURY CONVERSION
DEVELOPMENT
WITHIN PRIVATE AND
MATURE GROUNDS



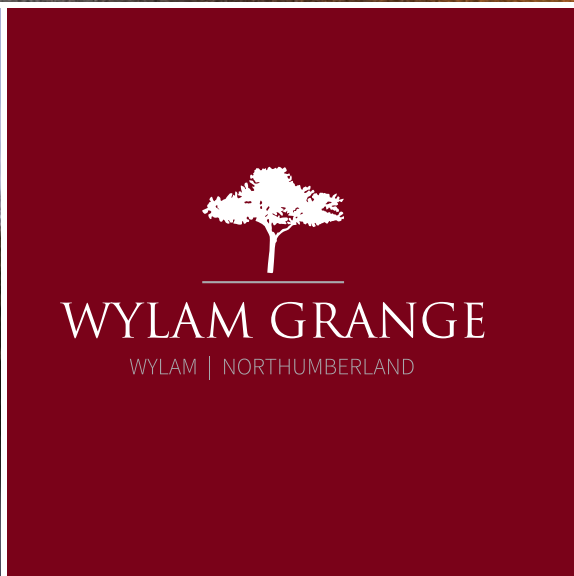
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ATTRACTIVE,
SOUGHT AFTER
VILLAGE WITH
EXCELLENT
AMENITIES



WYLAM GRANGE



THE ATTRACTIVE AND WELL SOUGHT AFTER VILLAGE OF WYLAM, FAMOUS AS THE BIRTHPLACE OF GEORGE STEPHENSON, IS LOCATED ON THE NORTH AND SOUTH SIDES OF THE RIVER TYNE.

It has a good range of local amenities including pubs, restaurants, village store, post office, chemist, doctor's surgery and church as well as a First School. Riverside walks and country trails surround the village and these are popular for cyclists, runners and walkers alike. Wylam is also well supported by excellent sports facilities, including lovely golf courses.

Access

Wylam has convenient road access, via the A69, to Newcastle to the east (11 miles) and Carlisle to the west (50 miles). The village is also served by Wylam Railway Station with services to Newcastle and Carlisle and there is also an hourly bus service into Newcastle city centre.

EACH INDIVIDUAL APARTMENT WILL BENEFIT FROM HIGH QUALITY FIXTURES AND FITTINGS AS STANDARD

KITCHENS

Contemporary style fitted kitchens to include:

- Single oven as fitted
- Induction hob with extractor hood above
- Integrated dishwasher, washer/dryer & fridge freezer
- Corian/granite work surfaces with upstands

BATHROOMS/SHOWER ROOMS

- Fully tiled walls and floors
- Heated ladder style radiators
- Showers with rainfall shower head & hand held shower

MISCELLANEOUS

- Beautiful oak internal doors
- Gas central heating
- Entry phone system
- CCTV at the development

DEVELOPER'S SOLICITOR

O'Neill Richmonds
1 - 2 Lansdowne Terrace East, Gosforth, Newcastle upon Tyne NE3 1HL



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BESPOKE APARTMENT
LIVING PRESENTED TO
A HIGH SPECIFICATION

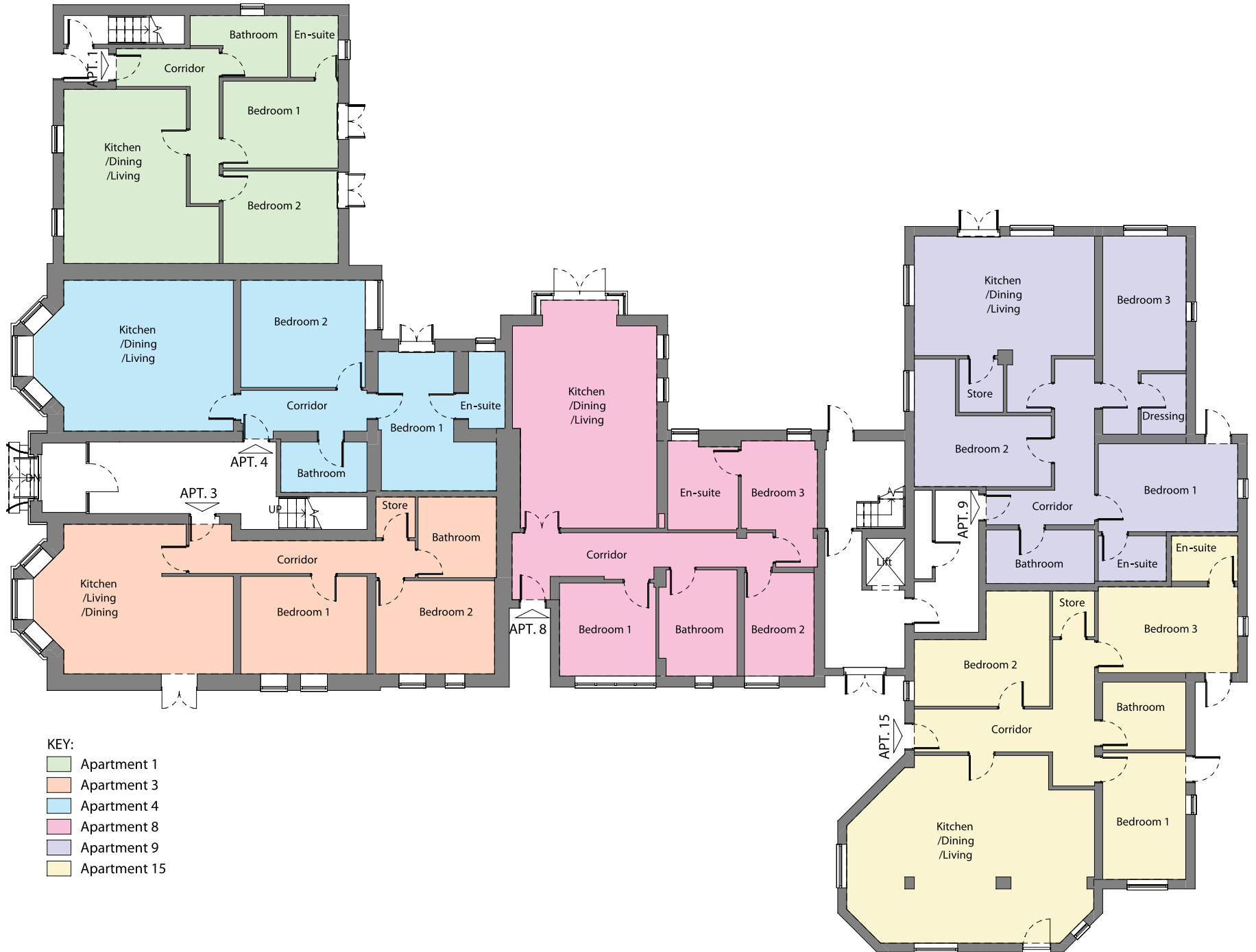


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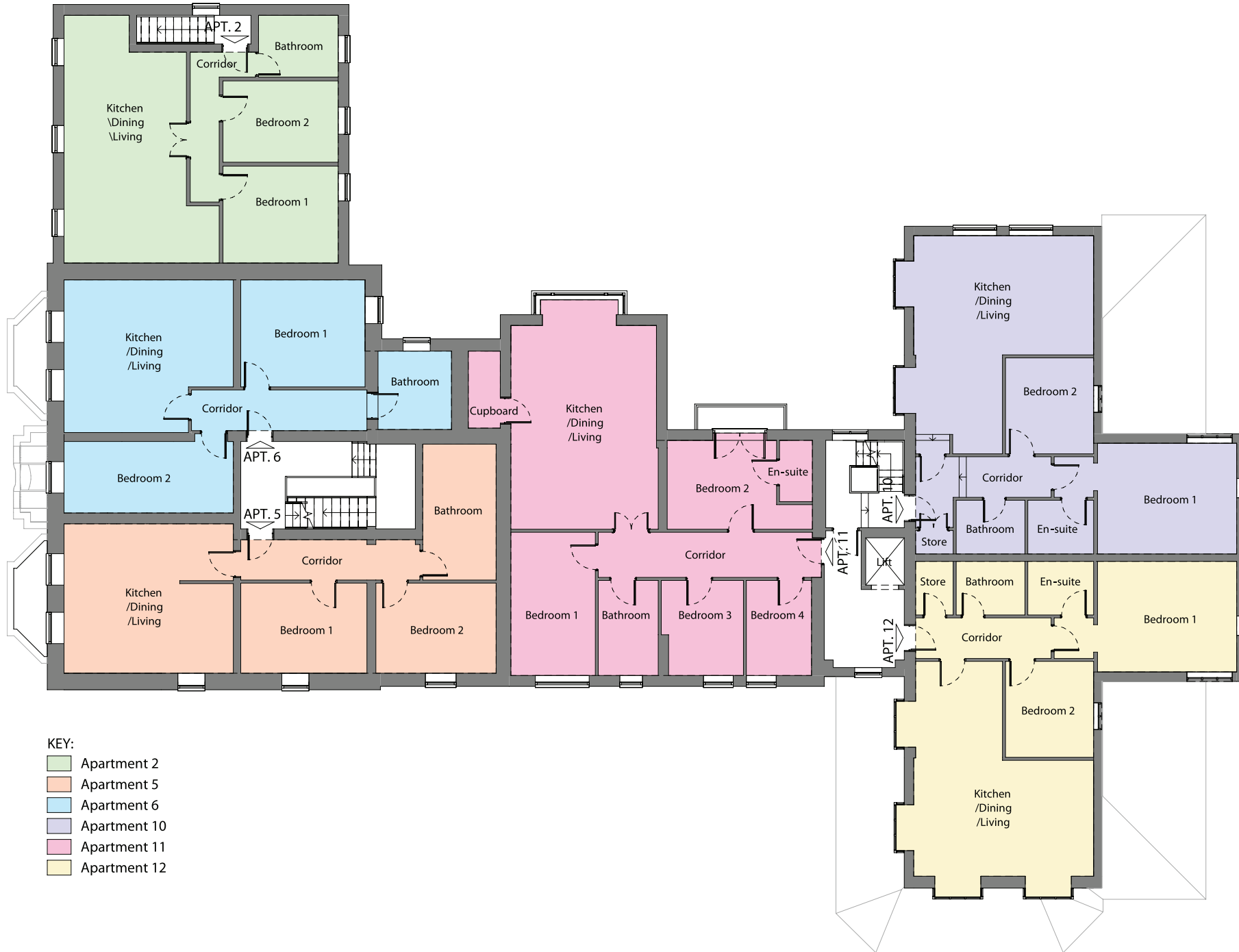




GROUND FLOOR LAYOUT



- KEY:
- Apartment 1
 - Apartment 3
 - Apartment 4
 - Apartment 8
 - Apartment 9
 - Apartment 15

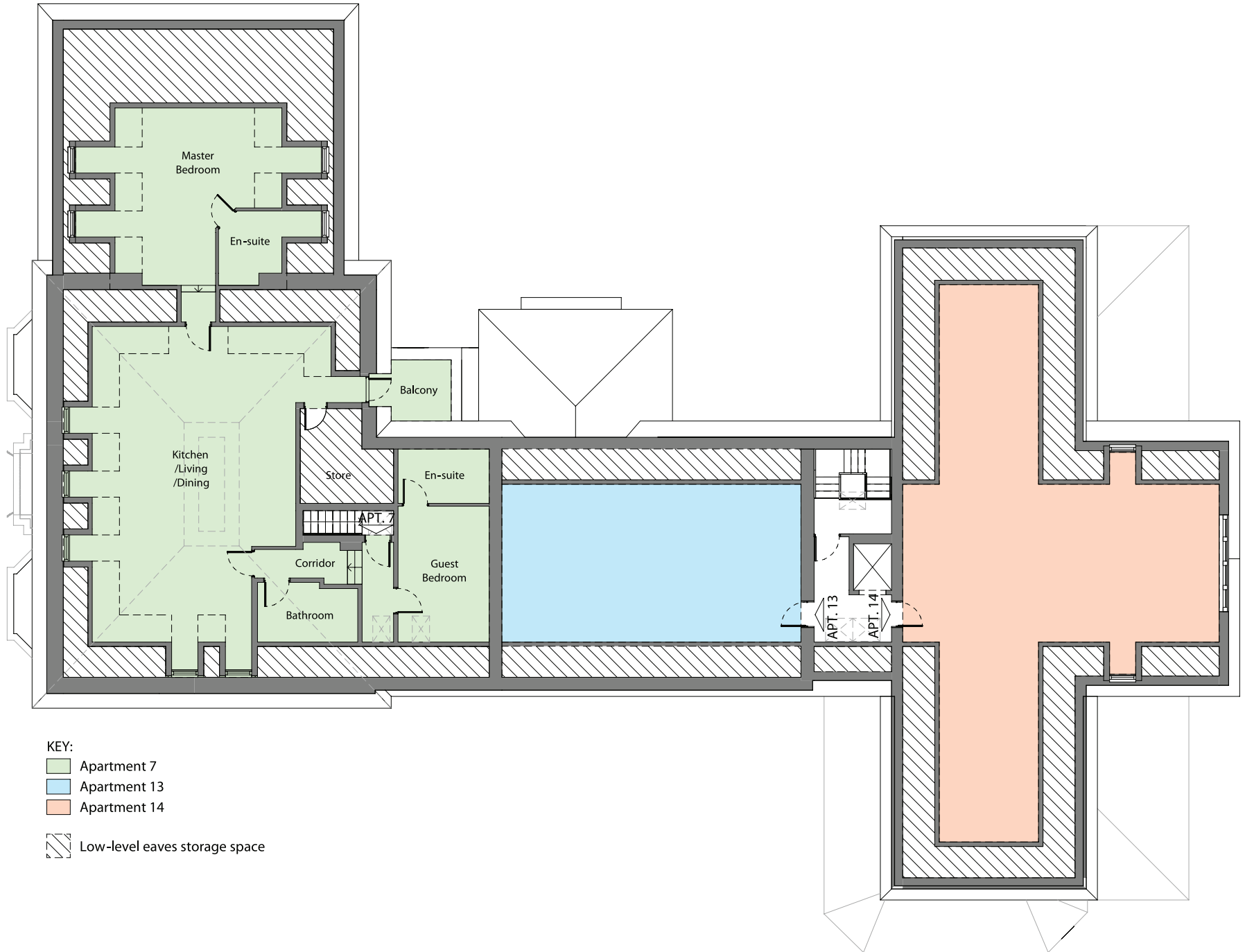


- KEY:**
- Apartment 2
 - Apartment 5
 - Apartment 6
 - Apartment 10
 - Apartment 11
 - Apartment 12

FIRST FLOOR LAYOUT



SECOND FLOOR LAYOUT



KEY:

- Apartment 7
- Apartment 13
- Apartment 14

Low-level eaves storage space

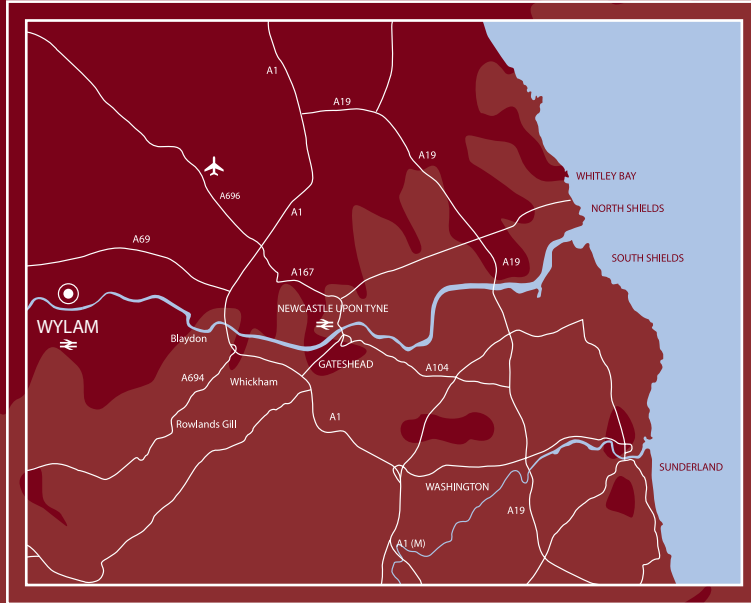
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