



Wynding Head

Bamburgh

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NOTE FOR
FINISHING
DEPARTMENT:

TRIM OFF 50mm
THIS SIDE

With views of Bamburgh Castle, the coast and Holy Island, this detached family house has private, well appointed accommodation with gardens and good parking area.

Offers Over £495,000

Wynding Head

The Wynding, Bamburgh, Northumberland NE69 7DB

Access to the property can be gained from The Wynding on foot, but vehicular access is off Front Street, next to the old school house. This opens to a large block paved driveway with parking and turning space.

This substantial house has ground floor accommodation extending to a most attractive conservatory which opens both to the inner hall and also with double doors to the sitting room. The sitting room fronts towards The Wynding and consists of a well proportioned room with further windows to the side elevation. There is a separate dining room, generous kitchen/breakfast room fitted by the Newcastle Furniture Company and including a shelved pantry.

The utility room is adjacent with separate w.c. On the first floor the master bedroom suite enjoys fantastic views of the castle and includes a separate dressing room with fitted wardrobes and en-suite 4 piece bathroom. There are 2 further double bedrooms and family bathroom all leading off the spacious landing area.

Oil fired central heating and PVC double glazing is included in addition to a gas fire in the sitting room.

This lovely family house enjoys front garden laid to lawn enjoying a good level of privacy owing to the elevated position. The magnificent Bamburgh beach is accessed at the end of the Wynding, adjacent to the golf course. The nearby town of Seahouses has day to day shopping facilities, and the main A1 road is approximately 5 miles distant.

CONSERVATORY (rear facing) 15' 8" (4.78m) x 11' 5" (3.48m)

The double glazed conservatory overlooks the rear garden area and has double doors opening to the sitting room and separate door to the inner hall. Radiator. Tiled floor. Separate cloaks cupboard. Single and double doors to outside.

INNER HALL

With stairs to first floor and access to all rooms. Under stairs storage cupboard. Radiator.

SITTING ROOM (front, side and rear facing) 17' 11" (5.46m) x 20' 1" (6.12m)

A well proportioned room with ceiling cornice, coal effect gas fire in Adams style surround Two radiators. T.V. and telephone points. Double doors opening to the conservatory. Fine view of Bamburgh Castle.

DINING ROOM (front facing) 14' 11" (4.55m) x 11' 1" (3.38m)

Radiator. Telephone point.

KITCHEN/BREAKFAST ROOM rear and side facing) 21' 3" (6.48m) x 8' 7" (2.62m) (max)

Range of fitted units including built in dresser unit and incorporating 1½ bowl sink with mixer tap. Waste disposal unit. Integral dishwasher, fridge/freezer and microwave. Telephone and T.V. points. Electric hob and oven with extractor fan over. Radiator. Oak laminate flooring throughout leading to the rear lobby and utility. Separate pantry. View to Holy Island.

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REAR LOBBY

With part glazed door to outside and access to utility room and separate w.c.

UTILITY ROOM

With oil boiler for central heating. Hot water storage tank and plumbing for washing machine. Good storage space. Oak flooring throughout.

SEPARATE WC (side facing)

Radiator.

FIRST FLOOR

Stairs to spacious landing area with rear facing window. Radiator.

BEDROOM ONE (front facing) 12' 11" (3.94m) (into bay) x 12' 4" (3.76m)

Imposing views of Bamburgh Castle. Picture rail. Two radiators. Telephone point and T.V. aerial point.

DRESSING ROOM (front facing)

Three double built in wardrobes with hanging and shelving space. Radiator.

EN-SUITE (side facing)

Panel bath, separate shower, pedestal wash hand basin and w.c.. Radiator. Tiled walls. Cabinet with shaver/ light point.

BEDROOM TWO (front facing) 12' 11" (3.94m) x 9' 2" (2.79m)

Radiator. Built in wardrobe. Picture rail. Airing cupboard with radiator.

BEDROOM THREE (side facing - 2 windows) 12' 11" (3.94m) x 7' 11" (2.41m)

Views towards the coast and Holy Island. Built in wardrobes. Radiator. Eaves access.

BATHROOM (rear facing)

Panel bath, separate shower, pedestal wash hand basin and w.c.. Tiled walls. Shaver/light point. Radiator.

OUTSIDE

Front garden laid to lawn with established shrubs and pedestrian gates to The Wynding. To the rear of the property is a large block paved driveway with turning space.



JKY/KM/AL3615/21.10.09

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
102-110 A			102-110 A		
81-101 B			81-101 B		
62-80 C			62-80 C		
43-61 D			43-61 D		
22-42 E			22-42 E		
9-21 F	39	45	9-21 F	38	43
1-8 G			1-8 G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	



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