



**3 Garden Wing**  
Callaly Castle  
Callaly, Alnwick





### 3 Garden Wing, Callaly Castle, Callaly, Alnwick, Northumberland, NE66 4TA

Charming, three bedroom two storey townhouse, beautifully positioned within this prestigious Grade I Listed country home. This property is one of twenty unique homes, within the former stately home of Callaly Castle converted by Kit Martin in 1987 and offers generous accommodation, retaining much of the character features of this stunning period building, such as high ceilings and 12 pane Georgian panelled sash windows.

Callaly Castle stands within some 35 acres of superb, landscaped gardens and grounds, which are available for use by its residents and the apartment has allocated parking adjacent to a private garage within a separate block.

The property is accessed via a private entrance door leading to the hallway with stairs to first floor, ground floor cloaks/wc and external access door to the rear courtyard | Fitted kitchen/breakfast room, which incorporates integrated double oven, electric hob and ample space for dining table and chairs. Sash panelled window provides views over the gardens and grounds | The Lounge/dining room is an impressive principal reception space, with high ceiling and panelled sash windows to two elevations, giving views over the gardens | First floor galleried landing with vaulted ceiling and natural light via high level windows | Bathroom/wc including panelled bath, wash basin and wc | Master bedroom which has dual aspect sash windows and en suite bathroom/wc | Two further double bedrooms, both with views over the gardens | Externally - there is a garage within a separate block, allocated parking to front, as well as ample visitors parking. Residents of Callaly Castle enjoy the use of the stunning managed gardens and parkland extending to approx. 35 acres.

Services: Mains Electric | Private Water & Drainage | Storage Heaters | Tenure: Freehold | Council Tax: Band D | Grade I Listed

Service Charges Apply Annually for Maintenance of Grounds, Water Pumping Charges and Environmental and Sewerage Charges - £1,694 per year.



Offers Over £275,000









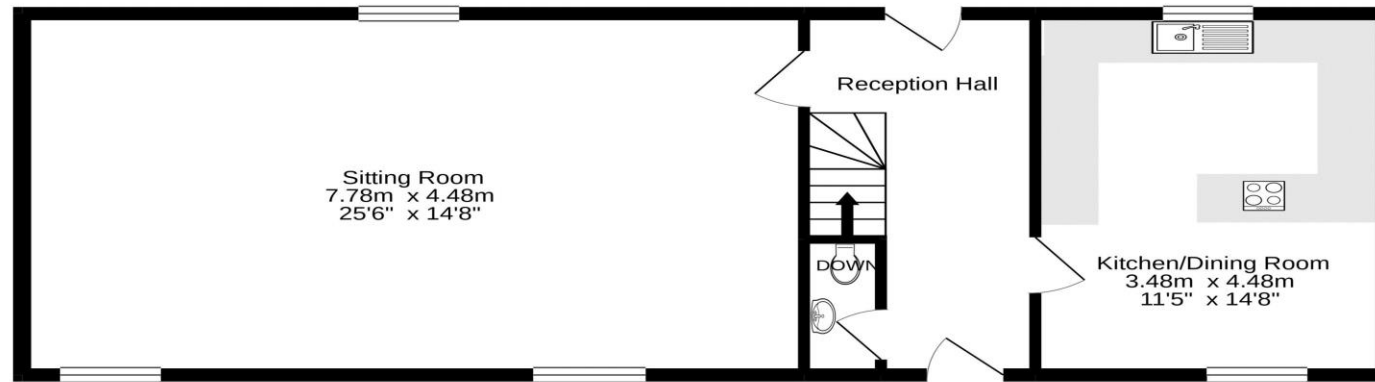




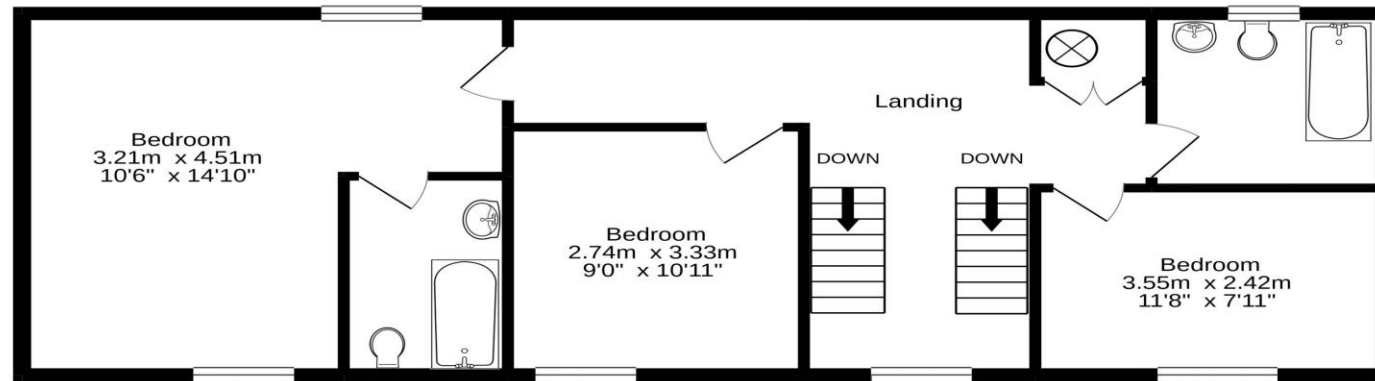




## Ground Floor



## 1st Floor



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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