



West Wing, Holeyn Hall

Holeyn Hall Road, Wylam





West Wing Holeyn Hall, Wylam, NE41 8BQ

The West Wing is a highly impressive property and forms one of two residences created when Holeyn Hall, built in 1850 by John Dobson and owned by the Parsons family, was redeveloped in the 1950s and divided into two wings. The entrance to Holeyn Hall is imposing with two large stone pillars, leading into a tarmacadam drive with tall mature trees framing the driveway as it branches off to the principal Hall.

The grounds of the West Wing itself are stunning and extend to circa 3.13 acres with fabulous elevated views overlooking the valley. The West Wing is fortunate to enjoy the lovely old entrance with its beautiful panelled doors as well as many other original features including marble fireplaces, tall ceilings, decorative plasterwork, panelled wood doors and magnificent polished glass work.

Price Guide:

From £995,000









The accommodation comprises: Ground Floor: Vestibule | Superb central atrium and hall with staircase | Kitchen with a range of dark oak cabinets and view over the front approach to the property | Highly impressive drawing room, previously the ballroom of the original Hall and currently accommodating two grand pianos, with French doors to the terrace and magnificent views of the gardens, ha ha and beyond; due to its size this room has the potential for many different layouts | Dining room with marble fireplace, tall ceiling with stunning cornicing, and views overlooking the garden and valley below | Study/snug | Pantry/preparation kitchen and utility | Boiler room | Storage areas

First Floor: Lovely landing with good natural light | Three large double bedrooms, two with superb views of the garden and valley and one with ensuite shower room and wet room | Family bathroom/wc Second Floor: Currently two large bedrooms, one with wonderful views of the gardens and valley, used for children/grandchildren but there is obvious potential within this area to create a bathroom which the current owners were contemplating.

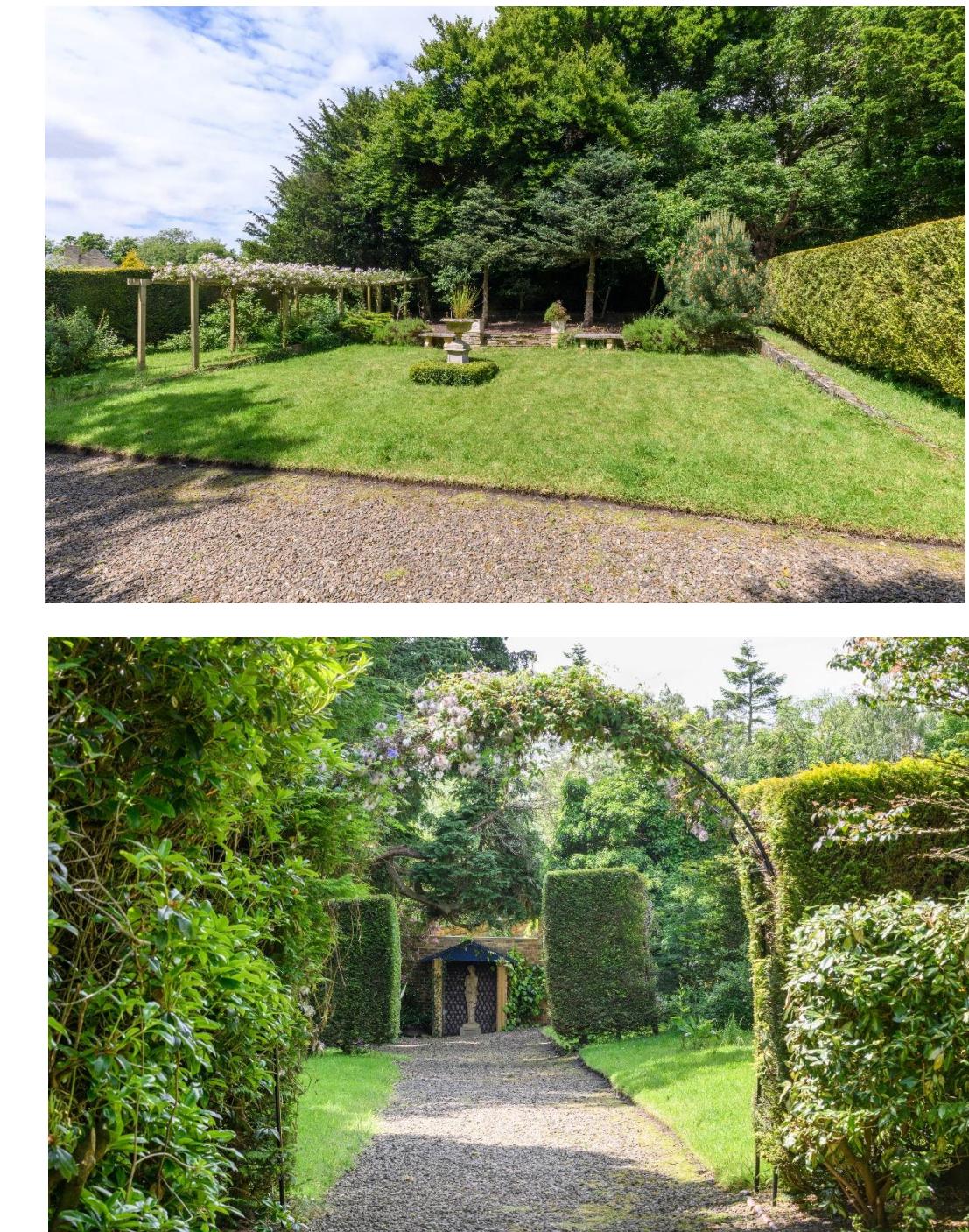
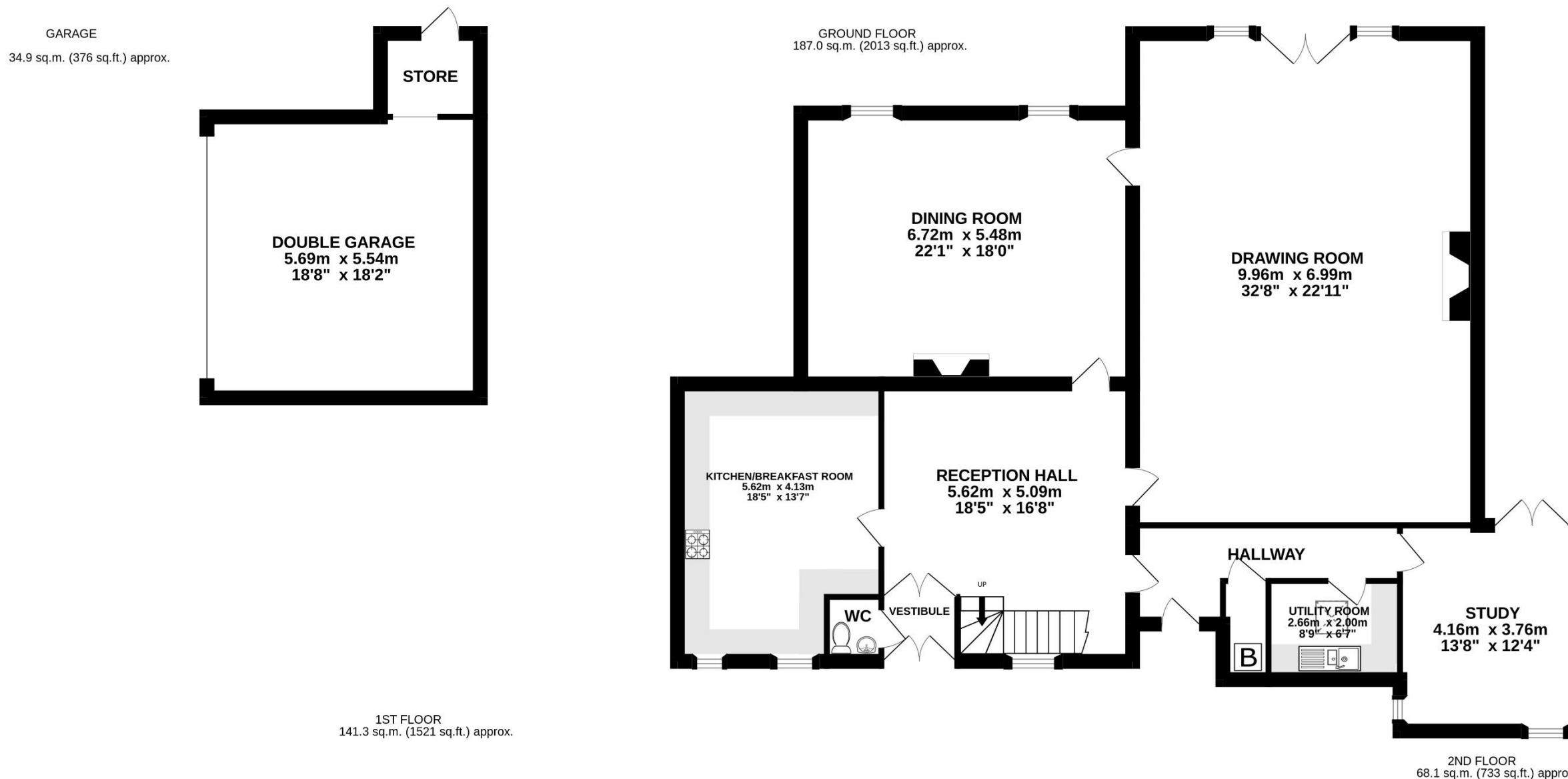


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TOTAL FLOOR AREA : 431.3 sq.m. (4643 sq.ft.) approx.

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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Externally, one of the most impressive features of the West Wing is the stunning gardens that extend to the west of the property with a lovely lawned area with terraces, pathways, formal planting, a secret garden with pond, and elevated views overlooking the valley. To the front of the property is an open courtyard and parking area for many vehicles and access to the separate detached double garage. There is also a very substantial grazing paddock.

The West Wing is a very impressive and unique property within stunning grounds, in a beautiful setting only 20 minutes' drive into Newcastle City Centre. There are good public transport links including a bus stop at the end of the driveway, with services to and from Newcastle, and a train station in nearby Wylam.

Services: Mains electricity and water | Oil central heating | Private Drainage | **Tenure:** Freehold with Flying Freehold above kitchen | **Council Tax Band:** G |



rare!
From Sanderson Young

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