

Retail | Office | Industrial | Land



## Wormald House

Main Road, Wylam, Northumberland NE41 8DN

- Beautiful Five Bedroom Bed & Breakfast
- Tenanted Restaurant
- Restaurant Let at £9,600 per annum
- Prime Position within Affluent Village
- Huge Potential to Increase Turnover
- Easy Conversion to Family Home

**Price: Offers Over £475,000 Freehold**

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## Description

This beautiful five bedroom character property Wormald House is available for sale chain free on Main Street in Wylam. This wonderful home dates back to the late 1800's and is locally very well known. The property is currently being run as a successful bed and breakfast business but will easily suit a residential buyer. There is also a unique additional income of 800pcm for any potential purchaser as within the title of the property is the restaurant 'The Wood Oven' which is currently on a long lease. This business is not to be sold separately. The accommodation briefly comprises of: A traditional entrance lobby leads to the reception hall, the guest lounge and breakfasting area, the comfortable sitting room and a formal dining room.

There is a lovely dining kitchen, convenient utility room with access to the courtyard area and a hallway leading to an annexe to the rear, currently being used as living accommodation for the owner. Within the annexe is a ground floor bathroom, a bedroom and an additional bedroom/reception room. Stairs lead to the first floor landing, three generously proportioned bedrooms with en-suite shower rooms, a well presented family bathroom and the fourth double bedroom. Externally there is a pretty garden to the front laid to lawn with planted borders. There is a driveway and a courtyard area to the rear, ideal for entertaining. Wylam benefits from excellent transport links via bus car and train, easy access to Newcastle International Airport, excellent schools and local shops, restaurants and amenities. A viewing is absolutely essential to fully appreciate the size and standard of this superb home.

The Accommodation Comprises Of:

**ENTRANCE LOBBY:** With traditional wood entrance door, tiled flooring, dado rail, coving to ceiling and hanging area for coats.

**RECEPTION ROOM** 15'9 x 14'1 (4.80m x 4.29m) (L-shaped) 5'6 x 8'9 (1.68m x 2.67m) This bright airy room is currently being used as the guest lounge and breakfast area. There a pretty double glazed door and bay window to the front, double glazed window to the side, carpet and coving to the ceiling.

**INNER HALL:** The inner hall has an impressive staircase leading to the first floor, ornate coving and cornices, tiled flooring, two radiators, dado rail and two storage cupboards.

**LOUNGE** 14 x 13'11 (4.27m x 4.24m) The comfortable lounge has a lovely feature fireplace with living flame gas fire creating a fabulous focal point and benefitting from bespoke shelving in the alcoves. There are windows to the front overlooking the village, traditional picture rails, carpet and a radiator.

**DINING ROOM** 12'7 x 12'7 (3.84m x 3.84m) A formal dining room with double glazed window to the rear, carpet and picture rail.

**KITCHEN** 11'11 x 15'11 (3.63m x 4.85m) The impressive breakfasting kitchen boasts ample storage in a range of fitted wall and base units with tiled splash backs and sink unit. There is a gas fired four door Aga, space for a dishwasher, bespoke traditional storage cupboards in the alcoves, picture rail with feature lighting, a double glazed inner window to rear and ceiling fan.

**UTILITY ROOM** 17'2 x 6'7 (5.23m x 2m) The convenient utility room has double glazed windows to the rear and a door to the courtyard. There are base units with a Belfast sink, contrasting solid wood work tops and tiled splash backs. The room benefits from plumbing for a washing machine, tiled flooring, spotlights, a storage cupboard, shelving, radiator and hallway leading to the annexe.

**ANNEXE TO REAR:** The annexe is an ideal living area for those looking to run the property as a guest house or as additional accommodation for a dependant relative. There is a tiled hall that benefits from a storage cupboard and gives access to a bathroom, bedroom and lounge area/bedroom all self-contained on the ground floor.

**ANNEXE BATHROOM:** The bathroom has a panelled bath with shower over, a low level w.c, pedestal wash hand basin, double glazed window to the side and a radiator.

**ANNEXE BEDROOM/RECEPTION ROOM** 10'5 x 14'8 (3.18m x 4.47m) This fabulous bedroom/reception room has a double glazed window to the side, carpet, radiator and spotlights.

**SECOND ANNEXE BEDROOM** 20'3 x 7'5 (6.15m x 2.26m) This bedroom has a double glazed window to the front, carpet, radiator and loft hatch.

**FIRST FLOOR LANDING OF THE MAIN HOUSE:** Stairs lead to the first floor landing which benefits from a carpet, radiator, coving to the ceiling and a double glazed window to the rear.

**BEDROOM** 11'9 x 12'1 (3.58m x 3.68m) This bedroom has a double glazed window to the rear, carpet, radiator, two storage cupboards and a dado rail.

**BEDROOM** 12'5 x 12'1 (3.80m x 3.70m) A beautiful light and airy bedroom being used as a guest bedroom. There are double glazed windows to the rear and side, dado rail, carpet, vanity area with sink and tiled splashback, mirror and a storage cupboard.

**EN-SUITE SHOWER ROOM:** With shower cubicle, extractor fan, low level w.c, dado rail and coving to the ceiling.

**BEDROOM 15'9 x 14'2 (4.80m x 4.32m)** This dual aspect bedroom is currently being used as a guest bedroom. It has a double glazed window to the front and side, carpet, vanity area with sink and tiled splashback and mirror. There is a storage cupboard, dado rail and coving to the ceiling.

**EN-SUITE SHOWER ROOM:** With shower cubicle, extractor fan, low level w.c, dado rail and coving to ceiling.

**BEDROOM 13'11 x 13'4 (4.24m x 4.06m)** This fabulous guest bedroom has a vanity area with sink, tiled splashback and mirror. There is a storage cupboard, carpet, dado rail, coving to the ceiling and two double glazed window to the front.

**EN-SUITE SHOWER ROOM:** With shower cubicle, low level w.c, extractor fan, dado rail and coving to the ceiling.

**FAMILY BATHROOM:** The well presented family bathroom benefits from a panelled bath with shower over, pedestal wash hand basin, low level w.c, double glazed window to the front and a chrome ladder towel rail.

**EXTERNALLY:** There is a pretty garden to the front laid to lawn with planted borders. There is a generous driveway and a patio area to the rear for entertaining.

EPC & Floorplan awaiting

## Restaurant

To the rear of Wormald House is spacious single storey unit currently let to a restaurant trading as The Wood Oven.

## Lease (Restaurant)

The unit is currently let on a 10 year lease that commenced 1<sup>st</sup> January 2014.

## Rental Income (Restaurant)

£9,600 per annum.

## Website

[www.wormaldhouse.co.uk](http://www.wormaldhouse.co.uk)

## Trip Advisor Reviews

5 Star from 111 Reviews

## Turnover

Over the years our clients have enjoyed a steady income coming from many long standing and repeat customers. The business is also extremely popular with tourists with the Hadrian's Wall National Trail being just ½ mile away and the Hadrian's Cycle way passing close by.

## Price

Offers over £475,000

## Tenure

Freehold – not confirmed. It is believed this property is freehold, but we are unable to confirm this as we have no access to the documentation. Should you proceed with the purchase of this property, these details must be verified by your Solicitor.

## Council Tax (Wormald House)

Band D

## Viewing

Strictly by appointment through this office.

## Important Notice

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