



No. 1 Garden Wing

Callaly Castle | Alnwick | Northumberland | NE66 4TA



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Whittingham 2 miles, Alnwick 10 miles,

Newcastle Upon Tyne 35 miles, Edinburgh 70 miles

Your part of an exclusive
Grade I listed castle set in
exquisite parkland grounds

Entrance hall | Drawing room | Impressive dining kitchen
Utility cupboard

Galleried landing | 2 bedrooms | House bathroom

Garage and external parking

Shared access to about 35 acres of exquisite and
extensive gardens and pleasure grounds



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Callaly Castle was first created as a tower house in the 14th Century with extensive additions in the 1670's by the Clavering family and again in the 1820's and 1890's, ultimately resulting in the creation of what is described by Pevsner as, "one of the most interesting and varied houses in Northumberland" and meriting a grade I listing. In the late 20th Century the property was sensitively sub-divided into four principal wings, house, garden cottages and apartments by the famous architect Kit Martin.

The Garden Wing is split into three houses, has access via an attractive courtyard between the Museum and Garden Wing and has a terrific outlook over the garden.

Inside, the property is beautifully presented with an excellent mix of contemporary comforts and conveniences which have been blended sensitively with the fine period features of the house including high ceiling heights, multi-pane sash windows and fine period fireplaces. The staircase rises out of the main entrance and staircase hall. There is a pretty and well-appointed dining kitchen with the same pillow limestone flag floor as the hall and Robinson Gay hand built oak kitchen units beneath granite surfaces with an inset electric storage 2 oven cream Aga with a 2 oven electric module and halogen hob. The limestone floor has under floor heating; there is an integrated SMEG fridge and dishwasher, ample space for family or informal dining and beautiful views of the garden.

There is a convenient utility cupboard beneath the stairs and a door leading directly from the house into the garden.

The drawing room also has a good high ceiling height, beautifully generous proportions and a clear view stove set within a striking carved stone fireplace. It is hard wired for surround sound. The view from the drawing room of the stream flowing past and the landscaped gardens is extremely compelling.

On the first floor the galleried landing provides appealing space, perhaps for reading or working. There are 2 bedrooms, each beautifully decorated, with sisal floor covering, generous proportions, a functioning fireplace and extremely good views of the garden. There is a house bathroom comprising white suite and heated towel rail. Outside there is a single garage located within the garage block.



Situation

- Callaly Castle stands centrally within its historic landscaped grounds, approximately a quarter of a mile from the hamlet of Callaly and 2 miles from the picturesque village of Whittingham. The renowned market town of Alnwick lies approximately 10 miles to the east. Morpeth, 22 miles and Newcastle Upon Tyne, 35 miles, are easily reached by the A697 trunk road which can be joined to the East of Whittingham. This road also joins the A68 to the North with Edinburgh being about 70 miles.
- The setting offers the considerable benefit of living in well-maintained and extensive parkland grounds without having to lift a finger. The Castle has a superb backdrop of gently rolling farmland over the vale of Whittingham rising to the foothills of the Cheviots beyond Thrunton Woods, with its extensive network of public footpaths, to the south.



Garden & grounds

Well-kept lawns surround the building. The secluded parkland grounds extend to approximately 35 acres and are shared by all occupants of the castle. Gently sloping lawns, including a croquet lawn, surround the castle on all sides with a backdrop of mature woodland. The woodland to the east offers meandering footpaths along a series of 3 small lakes which provide a most tranquil, and attractive setting. The formal kitchen and herb gardens lie to the north. Garden plots (allotment type) are available from the management company.

General

Services: The property is connected to mains electricity and there is a shared private drainage system. Water is via a private estate supply. Heating and domestic water are by electric heating with under floor heating in the hall and kitchen beneath the pillow limestone floor. There are electric night store heaters in the drawing room and on the first floor.

Solicitors: Linder Myres LLP, Phoenix House, 45 Cross Street, Manchester, M2 4JF
Telephone: 0844 984 6208.

Tenure: No. 1 Garden Wing is freehold. The freehold of the gardens and common parts of the grounds is held by a management company which is owned equally by all 20 residents. There is an annual service charge in respect of this (about £1,100 pa) which includes provision of water, sewerage and a provision of wood for fuel.

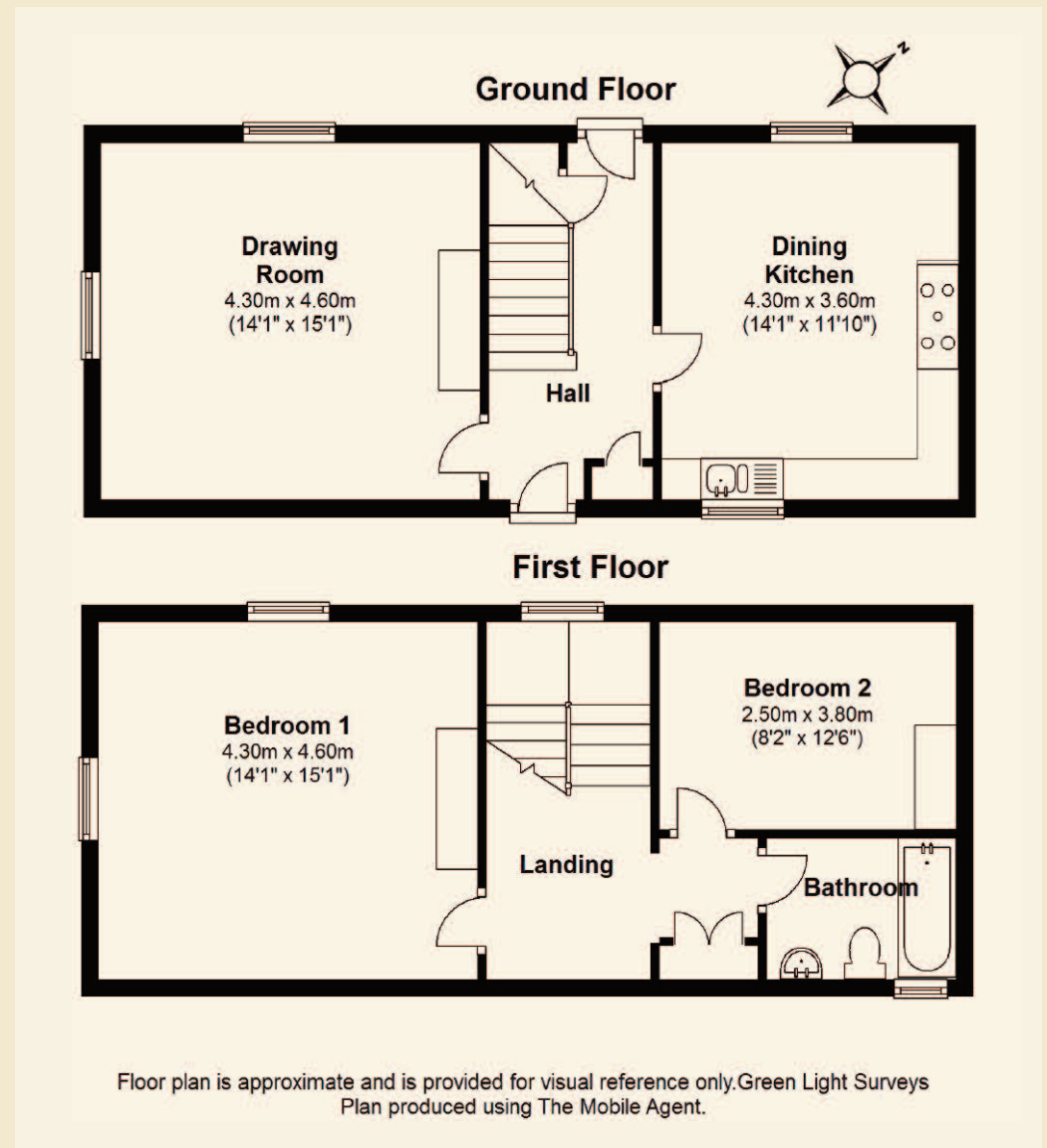
Local Authority: Northumberland County Council, County Hall, Morpeth, NE61 2EF,
Telephone: 0845 600 6400.

Council Band: D

Directions

From the A697 take the turning west toward Whittingham. On entering the village, take the first left turning towards Callaly. After about 2 miles, turn right into the grounds of Callaly Castle between the stone gate pillars. The Garden Wing is the last part of the castle on the north and entry to the Garden Wing is through a fine stone arch from the courtyard between the Museum and Garden Wings. The garage is at the far end of the garage block just north of the stream.

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