



The Library House

3 The Park Wing, Callaly Castle, Alnwick, Northumberland



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Northumberland, NE66 4TA

Gracious three-storey country house forming part of an elegant 17th century castle in a charming setting, surrounded by spectacular Northumbrian countryside.

Newcastle-upon-Tyne 38 miles, Rothbury 8 miles, Alnmouth Station 15 miles
(All distances approximate)

Hallway | Reception hall | Large drawing room with mezzanine level currently used as a dining room
4 bedrooms | 2 bathrooms, one of which is a bath/shower room (en suite) and the other a shower room
Large kitchen with mezzanine currently used as a study

Double garage

27 acres of shared gardens and woodland



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Situation

Callaly Castle has a lovely, private position in the Vale of Whittingham, surrounded by pristine Northumbrian Countryside. The estate is surrounded by majestic hills, moorland and valleys of north Northumberland including Thrunton Woods, Simonside, Coquetdale, Rothbury Forest and the Cheviot. This landscape has remained largely unchanged for centuries. The mature policy woodlands that surround the castle provide excellent shelter. The bustling market town of Rothbury is only 8 miles away and provides a range of local services and amenities including a GP surgery, veterinary surgery, hospital, golf course, pub, shops and restaurants. In addition, there are numerous specialist shops including a delicatessen, antiques shop and art galleries; the area has a very good selection of primary and secondary schools. The market town of Alnwick (10 miles) also has a full range of services. The proximity of A697 trunk road makes for good road links. It gives access to Newcastle and Newcastle International Airport (34 miles), which has regular domestic and international flights, and the national motorway network. There are East Coast Mainline railway stations at Alnmouth and Morpeth (22 miles) giving access to Newcastle, London and Edinburgh.

Directions

From the A697 head west following the sign for Whittingham. On arriving in the village turn left for Callaly and continue for approximately 2 miles before turning right in to the drive that leads into Callaly castle. Proceed past the castle and then turn immediately right. The front door to 3 The Park Wing is signed "The Library House".





Description

The Library House forms a significant part of Callaly Castle (the former home of the Clavering and Browne families). Dating from the 17th century the castle incorporates a 14th century pele tower and has, over the centuries, undergone

significant changes that include Georgian and Victorian additions. At the end of the last century, Kit Martin re-designed the accommodation, dividing the castle in to seven principal "wings". The Library House (added in 1890's)

contains a large reception hall. It retains one of the principal staircases of the castle and gives private entry to the castle's museum.





The entrance to the house gives direct access to the main bedroom accommodation on the ground floor. Of particular note is the drawing room (found on the first floor), with a Vermont Vigilant log burner, was originally the castle's library (hence The Library House). With great foresight and imagination, the present owners added the mezzanine floor, thereby adding a new dimension to the house with a dining room, which connects to the study, and another staircase descending to the kitchen/breakfast room, which is also on the first floor; on the second floor is the guest bedroom with its en-suite bathroom.

(See the floor plans for room layout and dimensions.)

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside

Approximate Gross Internal Floor Area
3,287 sq ft / 305.4 sq m

This plan is for guidance only and must not be relied upon as a statement of fact.
 Attention is drawn to the Important Notice on the last page of the text of the Particulars





Gardens and Grounds

Callaly Castle is approached along sweeping tarmac driveways from both north and south, terminating in various private parking areas set back from the castle, and serve each of the “wings” and their respective garages. The Library House has a double garage. It houses the oil tank. Immediately to the front of the house is an extensive area of lawn, which incorporates the croquet lawn, giving way to the Deer Park beyond. The beautifully maintained gardens and grounds of the castle are accessible to all residents. They include more lawns, mature trees and shrubs, well-stocked borders and wonderful walks through the woods and around

the lakes where wildlife abounds and the peace and quiet of this remarkable part of Northumberland can be fully appreciated.

Services

Mains electricity and private water supply. Private drainage to a septic tank. Oil fired central heating system. These services have not been tested and therefore there is no warranty from the agents.



Outgoings

The Library House - Council Tax Band G.

An annual service charge is payable – c. £2,000pa, including water, drainage and insurance of communal areas.

Listed Buildings

Callaly Castle is scheduled by the Historic Buildings and Monuments Commission for England Grade I.

Tenure

The Library House is freehold. The freehold of the gardens and common parts is held by a management company. It, in turn, is owned in equal shares by the residents of the castle.

Conditions of Sale

1. The Library House, Callaly Castle

Items not specifically mentioned in the sale particulars are not included in the sale, but may be available for purchase at separate valuation.

2. Title Deeds

The subjects are sold under the conditions in the Title Deeds and the whole servitudes, rights of way, (if any), water rights affecting the same, whether shown in the Title Deeds or not. They will be sold as possessed by the Seller and no other warranty is given.

3. Deposit

On exchange of contracts a deposit of 10 per cent of the purchase price will be paid with the balance due at the date of entry. This deposit will be non-returnable in the event of a purchaser failing to complete the sale for reasons not attributable to the Sellers or their agents. Interest will be payable on the balance from the date fixed as date of entry (whether actual physical entry is taken

or not) until paid at a rate of 5 per cent per annum above the Bank of England base rate and consignment shall not stop the running of interest. In the event of the purchaser failing to pay the purchase price within one month from the date fixed as date of entry, the Seller will be entitled to resile from the bargain and to re-sell the property without prejudice to his rights to recover from the purchaser any loss occasioned to him by the purchaser's failure to implement the bargain under deduction of any deposit paid by the purchaser. Where overseas buyers are offering, they should note that the offer must be accompanied by a guarantee from a British Bank.

Entry

By arrangement.

Viewing

Viewing is strictly by prior appointment with the selling agent. Prior to making an appointment to view, Knight Frank LLP strongly recommend that you discuss any particular points which are likely to affect your interest in the property with a member of staff who has seen the property in order that you do not make a wasted journey.

Closing Date

If the need arises, a closing date for best and final bids, by which offers must be submitted, may be fixed later. Anyone who has informed the Selling Agents in writing that they intend to make an offer will be sent a letter drawing their attention to the closing date.



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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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