



- Detached Bungalow
- Potential Fourth with WC Over Garage
- Lounge
- Council Tax Band E / EPC Rating B

- Surrounded by Countryside
- En suite & Shower Room
- Utility Room / Cloaks WC & Laundry

- 3 Double Bedrooms
- Open Plan Kitchen/Dining/Garden Room
- Double Garage



A wonderful opportunity to acquire an immaculately presented detached cottage located on the edge of East Woodburn. Fir Tree Cottage was completed in 2022 by the current owners to a very high standard using local Northumbrian stone and featuring underfloor heating.

The property is entered through an oak framed portico into the welcoming entrance hall with fitted seating and storage. Bespoke sliding doors open to the kitchen/dining room and is equipped with a range, base and wall units and integrated appliances. The central island offers more storage and seating and there is ample space for a dining table. The garden room features bifolding doors onto the rear garden creating a sociable and comfortable space for relaxing and entertaining. There is a large utility/boot room fitted with a range of wall and base units and a separate WC. The spacious lounge complete with wood burning stove, dual aspect with superb views. There are two double bedrooms and a large master bedroom with a dressing room and en-suite with a lovely roll top bath. There is a main shower room with walk in shower, WC and wash basin. From the hall is a useful laundry room.

The property sits in a substantial plot surrounded by open countryside with landscaped gardens including lawns, mature shrubs, flower beds and trees neatly laid in both the front and rear. There are multiple seating areas as well as wild flower gardens, a summer house and raised pond. There is a large double detached garage with ample space for two vehicles and lots more space for storage. Above the garage is a study or fourth bedroom with a WC and hand basin and stunning views of the surrounding countryside.





Energy Performance: Current B Potential B

Council Tax Band: E

Distance from School:

Distance from Metro:

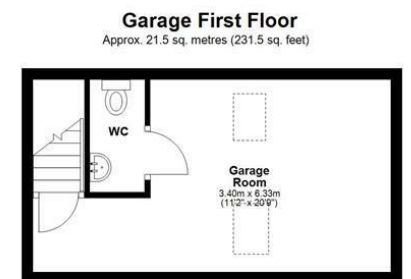
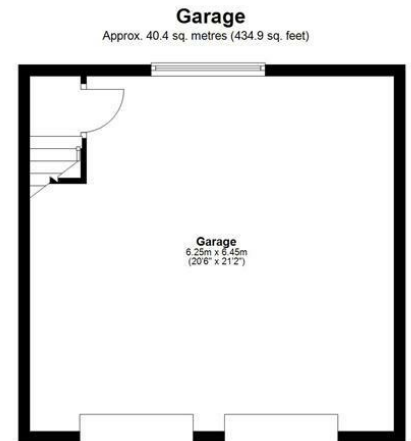
Distance from Village Centre:





Total area: approx. 234.3 sq. metres (2521.7 sq. feet)

Plan produced using PlanUp.



These particulars do not constitute or form part of an offer nor may they be regarded as representative. All interested parties must themselves verify their accuracy. It is not company policy for any gas, oil or electrical appliances to be tested and purchasers must satisfy themselves as to their working order. Measurements are approximate, floor plans are not to scale and are for illustration purposes only.