



# Milestone Cottage

Wall



SANDERSON  
YOUNG









## Milestone Cottage

Wall, Hexham, NE46 4ED

A fabulous traditional stone built detached house, situated in the heart of the charming rural village of Wall with its rolling hills and a thriving, welcoming community.

Formerly two cottages, the property has been transformed into the beautiful house it is today with an abundance of character and original features, including exposed beams and lovely fireplaces that are blended with wood floors and carpets.

A charming, solid wood front door opens into a reception hall with a staircase leading up to the first floor. To the right is the superb snug room with its exposed ceiling beams, an attractive fireplace with a stone hearth, a decorative Adam's surround and an electric log burner, while on either side are fitted bookshelves with cupboards below. A square arch opens into the stunning garden room with access out onto the beautiful rear garden with superb, far-reaching views over the hills beyond.

To the left of the hall is the delightful dining room, also with exposed beams and an impressive stone inglenook fireplace with a gas log burner sitting on a stone hearth and spotlights above. On one side of the fireplace are recessed shelves with hidden lighting and a cupboard below.

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### Price Guide:

Offers Over £545,000

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Beneath the stairs is a further storage cupboard, while adjacent is a charming arched alcove, also with hidden lighting and a cupboard below. Into the inner hall is a walk-in cupboard and a second staircase on the left.

Off the hall is a spacious office/study with bookshelves along two walls, where your eye is drawn to the original stone fireplace with a further electric log burner and wood mantel above, as well as a charming alcove offering additional storage space. Off the inner hall is a corridor, which provides plenty of room for coats and shoes, and leads to the part-glazed door into the garden, as well as a fully tiled wet room with a low-level WC, a wash hand basin and an electric shower.

Further along the hall is the impressive L-shaped galley kitchen and pantry with a wood floor and skylights. Beneath the window overlooking the garden is the sink with a mixer tap, while a range of eye-level and base units are complemented by granite work surfaces and upstands above. Central to the kitchen is the fabulous Rangemaster cooker, with a 5-ring gas hob and a warming plate, electric twin ovens and a grill below, and an extractor hood above. There is also an integrated dishwasher, as well as space for a large fridge/freezer and a washing machine.

Rising up the second staircase, you are guided onto a wonderfully bright and long first floor landing, that leads to a double bedroom with two fitted wardrobes. At the end of the landing is a large laundry cupboard and adjacent is the part-tiled bathroom with a panelled bath, a basin, and a fully enclosed shower cubicle with a glass door.

To the left of the staircase and down a couple of steps is a second double bedroom with views over the front and rear. A door leads onto a small landing and the staircase down to the front entrance hall while opposite, up a step, is the impressive principal bedroom with a range of fitted wardrobes. There is also a dressing room with shelves and further fitted wardrobes, leading to the ensuite bathroom with a three piece white suite incorporating a shower over the bath with a glass screen and a heated towel rail.



**Julie Douglas**  
0191 213 0033  
[julie.douglas@sandersonyoung.co.uk](mailto:julie.douglas@sandersonyoung.co.uk)



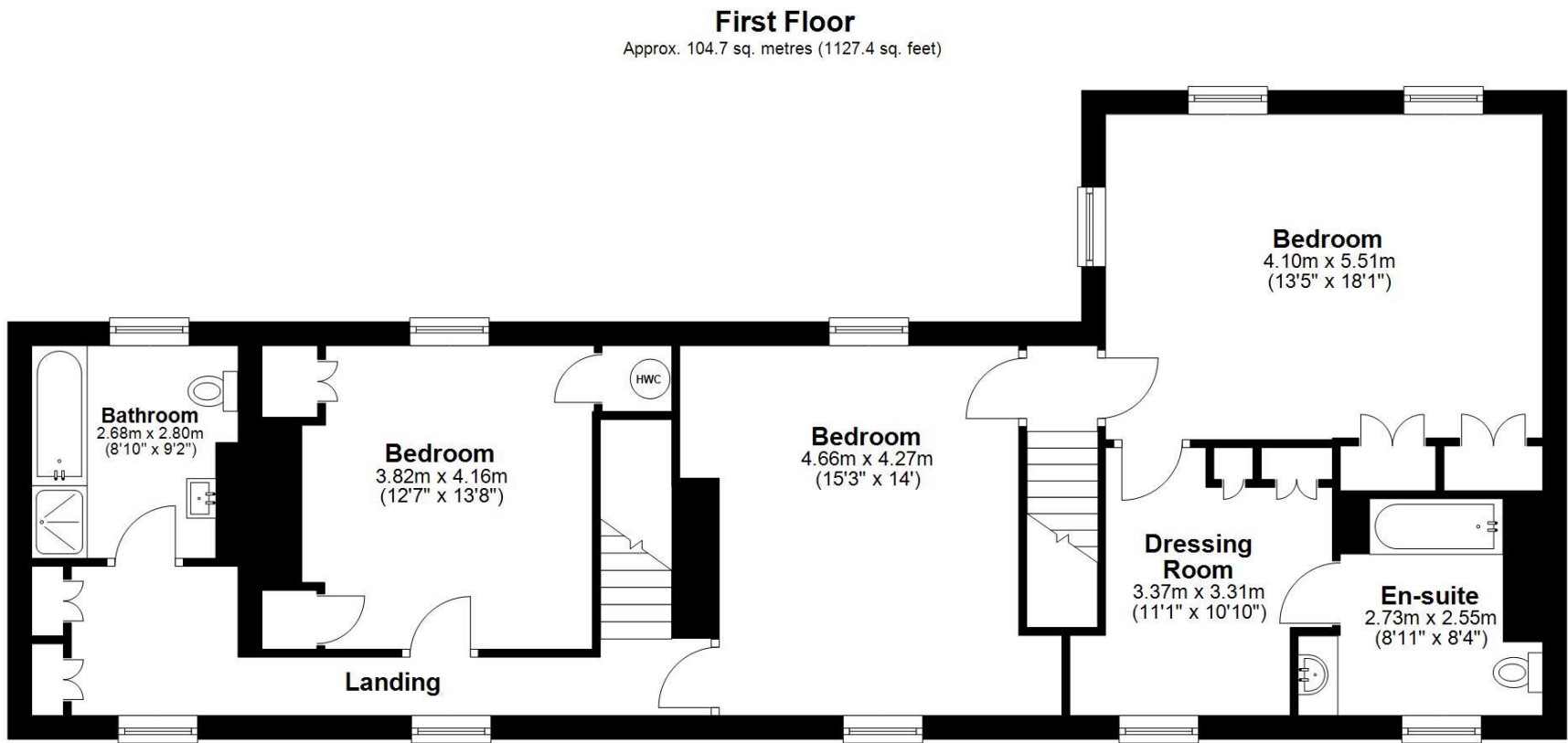
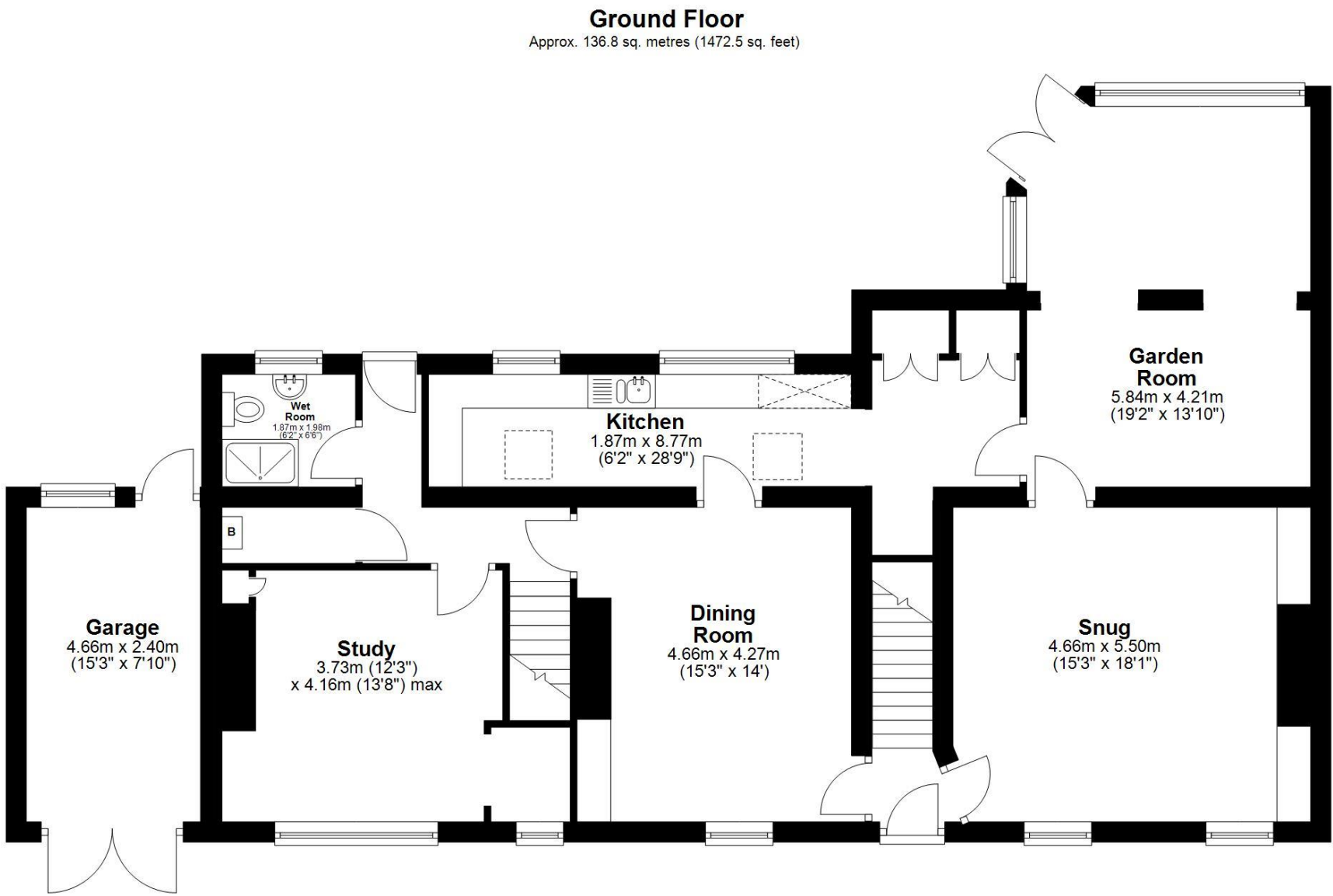












Total area: approx. 241.5 sq. metres (2599.9 sq. feet)  
**Milestone Cottage, Wall, -**



A particular feature of this magnificent double fronted cottage is its spectacular gardens. At the front are pretty picket fences that encompass a courtyard garden with cobbled paths, flower borders with an array of well established shrubs and wonderful spring bulbs. In front of the garage doors is a cobbled parking area and to the side is a paved driveway with parking for two cars.

A latticed wood gate opens into the rear garden and on the right is a large stone-built workshop/garage with arched double doors opening to the front. A walk-in storage cupboard and further large stone-built outbuilding sit next to the side access gate.

The absolutely outstanding rear garden, which benefits from magnificent views, offers an extensive full-width paved entertaining terrace with a stone-built pond complete with a pretty fountain. A manicured lawn is bound by a plethora of well established hedges and there is an astounding array of mature shrub borders, bushes, flower beds, and trees, including apple trees and an exquisite weeping willow tree with a square flower bed below.

Towards the rear of the garden is an enchanting 'secret' sunken garden with a superb central circular paved seating area, with a raised paved terrace beyond with curved stone bench seats in front, and a wooden summerhouse with twin doors, all bordered by pretty mature shrubs and flower beds. From here, a paved path leads to a further large paved terrace surrounded by raised vegetable beds, a traditionally built greenhouse with glass-topped cloches on the side and a second gravel path leading to an enclosed dog kennel for two dogs with a covered area. The garden offers plenty of privacy and seclusion, perfect for family gatherings, summer barbecues, entertaining and a peaceful, relaxing haven.

Service: Mains electric, water and drainage | Tenure: Freehold | Council Tax: Band F | Energy Performance Certificate: Rating TBC

Please note: The front living room and dining room external wall is Grade II listed







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