



## Wooley

Wooley, Hexham

- Detached Cottage
- Three Bedrooms (En-Suite)
- Generous Plot
- Parking for Several Vehicles
- Detached Garage
- Detached Garden House

Guide Price: **£ 575,000**

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# Wooley, Hexham

## PROPERTY DESCRIPTION

Atlasta Cottage, named by a former resident after their long-running laborious search for a property 'At Last A Cottage', is a deceptively spacious detached dormer cottage in the very much sought after small village of Wooley. With open views from the generous plot, and occupying a delightful setting this property offers versatile accommodation and enough outside space to house several cars or even a boat or caravan etc.

Gardens mainly to three sides hide private spaces to relax and entertain whilst the detached garden house offers a quiet escape and perfect environment for home working or even man cave.

The ground floor is accessed via the canopy porch from the parking area at the rear of the property. The spacious dining kitchen fully equipped for family dining and with ample floorspace to accommodate a dining table and chairs, is the first room you walk into; through to the generous utility room and ground floor cloakroom/wc beyond with storage, again offering ample space to add a good sized shower cubicle if desired. The sitting room is a pleasant space to spend time, with exposed floorboards, brick fireplace with multi fuel stove and pleasant garden outlook; double doors through to a superb full width garden room with oak flooring and large windows taking advantage of the open views to the front elevation and staircase to the first floor. The final room to the ground floor is the dining room which again enjoys exposed floorboards and has a door connecting back to the kitchen.

On the first floor, the accommodation offers a larger master bedroom with en-suite as well as two smaller identically proportioned bedrooms, also both en-suite.

Atlasta also boasts a detached Garden House which offers the perfect space to set up a work from home office, summer house or maybe even man cave getaway.

Externally, the plot is entered via a private gated driveway leading to parking area to the rear sufficient to park several vehicles, including a boat or caravan perhaps. Detached workshop and log store as well as numerous seating areas all add to the versatility of this property.

## INTERNAL DIMENSIONS

Kitchen: 22'3 x 18'5 (6.78m x 5.61m)  
Lounge: 15'4 *into alcove* x 11'11 (4.67m x 3.63m)  
Reception Room: 12'7 x 11'6 (3.84m x 3.51m)  
Sun Room: 25'5 x 7'11 (7.75m x 2.41m)  
Utility Room: 10'1 x 8'6 (3.07m x 2.59m)  
Bedroom: 11'7 x 11'4 (3.53m x 3.45m) (*restricted height*)  
En-Suite: 8'5 x 5'5 (2.57m x 1.65m)  
Bedroom: 9'7 x 9'6 (2.92m x 2.9m) (*restricted height*)  
En-Suite: 8'0 x 5'0 (2.44m x 1.52m)  
Bedroom: 14'0 x 12'0 (4.27m x 3.66m) (*restricted height*)  
En-Suite: 12'0 x 5'6 (3.66m x 1.68m)  
Studio: 24'0 x 8'0 (7.32m x 2.44m)  
Ground Floor WC: 11'2 x 6'5 (3.4m x 1.96m) (*excl. robes*)

## PRIMARY SERVICES SUPPLY

Electricity: Mains  
Water: Mains  
Sewerage: Mains  
Heating: Oil  
Broadband: Fibre  
Mobile Signal / Coverage Blackspot: No  
Parking: Driveway Parking & Garage

## MINING

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

## TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

**COUNCIL TAX BAND: C**  
**EPC RATING: TBC**

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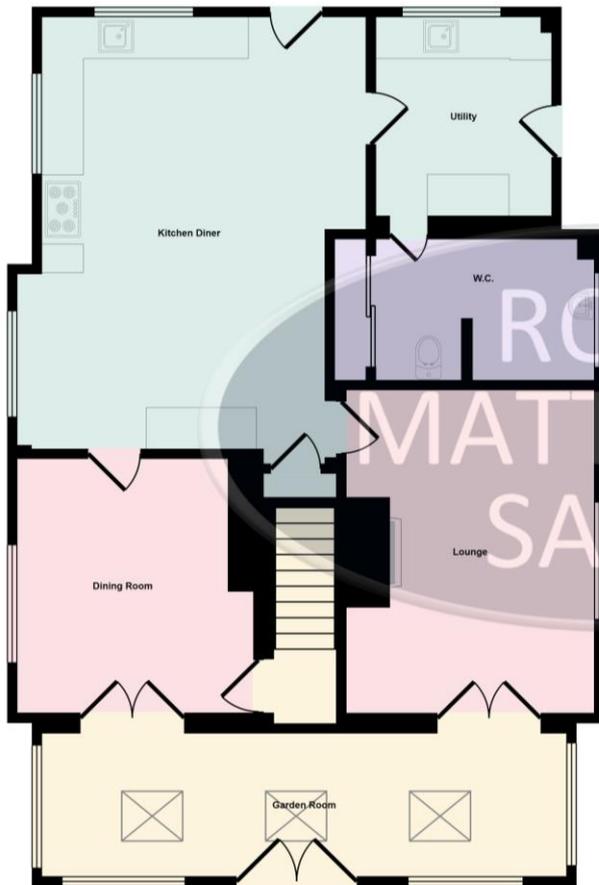
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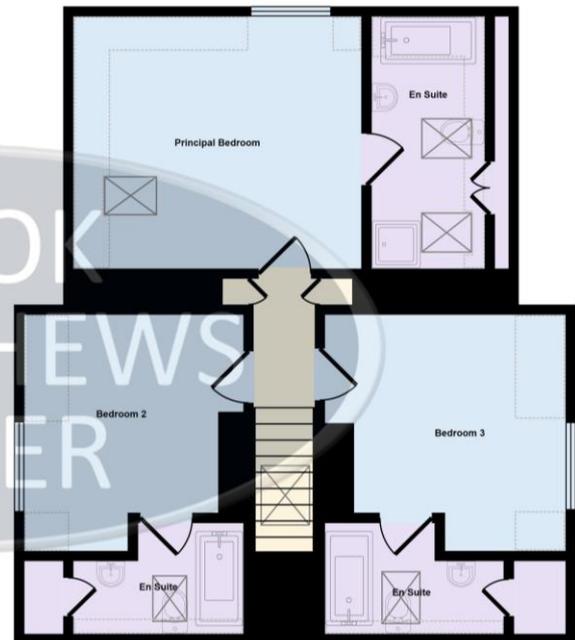
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Ground Floor



First Floor

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