



Old Wooley Cottage

Allendale

- Grade II Listed Bastle Cottage Link Detached
- Sensitively Restored with Stunning Original features.
- Scenic views of surrounding countryside in an Area of Outstanding Natural Beauty
 - Close proximity to Desirable village
 - No chain
 - Three/Four Bedrooms
 - Open Plan Kitchen
 - Private Gardens
 - Driveway Parking
 - Council Tax Band: C

Offers in the Region of: £500,000



Old Wooley Cottage

Allendale

Old Wooley Cottage is a truly remarkable Grade II listed Bastle house, offering a luxurious rural lifestyle on the outskirts of the picturesque village of Allendale, Northumberland. Beautifully restored and full of character, it's a rare example of the regions historic fortified farmhouses - a home that blends period charms with timeless warmth.

Steeped in history and heart, this unique property offers a rare opportunity to own a piece of Northumberland's heritage in one of its most peaceful and scenic corners. Old Wooley Cottage is more than just a home – it's a place to slow down, connect with the landscape, and enjoy the beauty of countryside living.

Set within the old peaceful hamlet of Wooley, the cottage offers a wonderful sense of history and belonging. Originally built for protection during the border reiver period, this former stronghold has been thoughtfully restored to create a welcoming home, offering flexible living across three floors. Whether you're a family, working from home or looking for a quieter piece of life, this unique property offers comfort, space and deep connection to its surroundings.

Inside, you'll find a warm and inviting kitchen and dining area with the highest quality fitting, wall storage, a window seat and a multi-fuel stove. Up some stairs to the living room (the bastle) is full of atmosphere, with exposed stonework and large inglenook fireplace. A second reception room on the lower ground floor features aged beams, stone floors with a double door opening onto the rear garden and countryside. From inside through a stone arch there is also a utility room and a stylish ground floor shower room.

Upstairs on the first floor are two well-proportioned bedrooms and a luxurious family bathroom with a roll-top bath, walk-in shower and freestanding basin units. On the top floor is a stunning master bedroom with high ceilings, painted beams and en-suite.

The cottage is set within lovely manageable gardens front and back. The front garden is lawned and enclosed with estate fencing, a seating area catches the evening sun over rolling hills - a perfect spot for entertaining or quiet drink at the end of the day. At the rear is a gated area currently used as another outdoor seating space, a lawn ideal for children to play, and well-established garden beds with cottage flowers and shrubs.

Old Wooley Cottage also benefits from B4RN full fibre broadband, offering symmetrical gigabit speed internet – a rare and valuable feature in a rural location, making it ideal for remote working, streaming and staying connected without compromise.

This area is known for its stunning natural beauty, with some of Northumberland's finest walking routes right on the doorstep. The famous Issacs Tea Trail winds through nearby hills and villages, and striking Allendale Chimneys offer beautiful views and peaceful moorland walks just minutes from the front door.

Allendale is a thriving and welcoming village with a strong sense of community. It has a well-regarded primary school, local shops, a post office, cafes, pubs and regular events throughout the year. Hexham and Carlisle are within easy reach, with local bus services running through the valley.

Old Wooley Cottage is full of history, charm and heart – a rare chance to own a piece of Northumberland's heritage in one of its most peaceful and beautiful corners.

Internal room dimensions:

Utility: 11'7" x 5'7" (3.53m x 1.7m)
W.C/Shower: 5'8" x 3'7" (1.73m x 0.94m)
Snug/Bedroom 4: 16'1" x 14'11" (4.9m x 4.55m)
Living Room: 17'10" x 17'4" (5.44m x 5.28m)
Kitchen: 26'3" x 16'3" (8m x 4.95m)
Master: 19'1" x 15'0" (5.79m x 4.57m)
En Suite: 8'3" x 8'0" (2.52m x 2.44m)
Bedroom 2: 11'6" x 9'1" (3.51m x 2.77m)
Bedroom 3: 13'6" x 9'0" (4.12m x 2.74m)
Bathroom: 11'0" x 8'4" (3.35m x 2.54m)

This property internally is for those seeking comfort in a home filled with character and charm yet bursting with modern, high-quality finishes throughout. We advise early inspection to avoid disappointment.

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: F

HX00006115.KW.MR.10.4.25.V.2.2

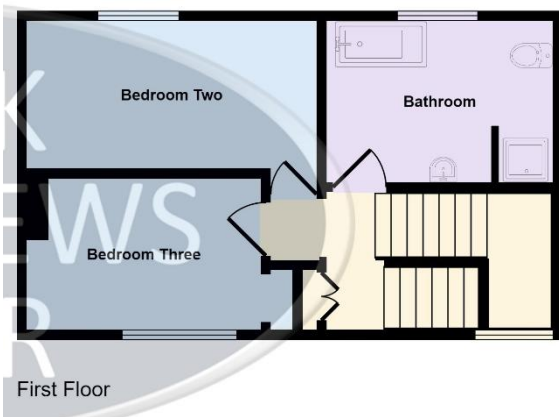




Lower Ground Floor



Ground Floor



First Floor



Second Floor

Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

16 Branches across the North-East

