



ROOK
MATTHEWS
SAYER

Lowlands
West Woodburn

Lowlands, West Woodburn

- Detached Family Home
- Five Bedrooms

- Extensive Gardens
- Charm & Character

- Renovated & Updated
- No Forward Chain

£ 600,000

Lowlands, a detached stone built five bedroom family house is nestled in the heart of rural Northumberland, surrounded by extensive gardens and grounds all coming together to form a compact and versatile home, dating back to the 17th century originally the Millhouse in the village of West Woodburn with a stone built wing added later in the 19th century.

The property has been sympathetically renovated and updated to a high standard retaining a wealth of character and charm with intricate detailing to woodwork, ceilings and ornate fireplaces yet having a contemporary twist.

Offered for sale with no forward chain the property has oil central heating to radiators and briefly comprises entrance vestibule; reception hall; drawing room; dining room; sitting/family room; inner hall; utility room; wet room; garden room; kitchen; dining/breakfast room; five bedrooms and bathroom to the first floor.

Externally there is a gravelled courtyard to the front elevation accessed via stone boundary wall and tall wrought iron gates; detached double garage workshop; driveway parking. The stunning gardens extend to approximately one acre with a fantastic river setting with the benefit of fishing rights on the River Rede.

Viewing is essential to appreciate the tranquil location and stunning country home.

Entrance Vestibule: 7'4(2.24m) x 7'2(2.18m)

With doors to each side and timber decorative windows; tiled floor; solid door to...

Reception Hall:

Traditional balustrade staircase leading to the first floor; Sash windows with working shutters overlooking the front courtyard; two radiators; door leading to...

Cellar:

Steps leading to this spacious cellar ideal for storage.

Drawing Room: 18'9(5.72m) x 17'9(5.41m)

With decorative high ceilings and three sash windows with working shutters to two elevations overlooking the extensive gardens; original marble fireplace with cast iron inset and grate; attractive wood panelling to walls; two radiators.

Dining Room: 13'4(4.06m) x 16'5(5.00m) (excluding bay)

This formal dining room has a square bay window overlooking the gardens; original marble fireplace with cast iron inset and grate; decorative wood panelling and ceiling coving; traditional inset display cabinets with drawers inset to each of the alcoves; picture lights; two radiators.

From the main reception hall there is a second staircase leading to the first floor...

Sitting/Family Room: 14'8(4.47m) x 14'2(4.32m)

Under a beamed ceiling this superb family area has a window to the front elevation with a window seat overlooking the enclosed courtyard; cast iron wood burning stove set onto a slate hearth with timber mantle over and recess display area; solid oak flooring; recessed down lighting; radiator; under stair storage cupboard; door to...

Inner Hall:

Utility Room: 6'2(1.88m) x 14'3(4.34m)

Window overlooking the garden; fitted with a range of base cabinets; contrasting work surfaces; double stainless steel sink unit; plumbing for washing machine and space for tumble dryer and freezer; oak flooring; radiator.

Wet Room: 14'3(4.34m) x 9'4(2.84m)

Recently updated to a high standard comprises walk-in shower; bowl hand basin; low-level WC; contrasting ceramic tiling; two chrome wall-mounted towel rail/radiator; recess down lighting; two frosted glass windows; underfloor heating.

Garden Room: 14'9(4.50m) x 22'9(6.93m)

Certainly, an impressive addition to Lowlands and great entertaining area with French doors which open onto the garden; window overlooking courtyard to the front; four pendent lighting; polished wood floorboards; archway through to a useful storage area.

Kitchen: 24'5(7.44m) x 12'6(3.81m)

Giving a more contemporary feel to this otherwise period property. Fitted to a very high standard with base cabinets; drawer cabinets; wine rack; tall larder cabinet; central island; Belfast sink unit with mixer tap; integrated dishwasher; fridge; freezer; Range style cooker with extractor hood above; superb solid oak work surfaces; recess down lighting; attractive tiling to floor; window to front elevation; underfloor heating; steps with glass balustrade to...

Dining/Breakfast Area: 15'11(4.85m) x 12'6(3.81m)

Bright and spacious having stripped and polished floor boards; two roof windows; cupboard housing central heating boiler; external door to rear elevation.

First Floor.

Master Bedroom: 18'0(5.49m) x 18'11(5.77m)

Such an attractive room with three windows to three elevations overlooking the garden and river Rede; cast iron fireplace with original marble surround; ceiling coving; radiator.

Bedroom Two/Games Room: 18'11(5.77m) x 18'6(5.64m)

Currently used as a games room; two windows to the rear elevation overlooking the garden and river Rede; cast iron fireplace with original marble surround; decorative ceiling coving; radiator.

Bedroom Three/Snug: 15'7(4.75m) x 15'4(4.67m)

Attractive original cast iron open fireplace; television and telephone point; window overlooking the gardens towards the driveway; radiator.

Bedroom Four: 11'1(3.38m) x 13'8(4.17m)

Window overlooking the front elevation; radiator.

Bedroom Five: 12'10(3.91m) x 11'9(3.58m)

Window overlooking the front elevation; radiator.

Bathroom: 4'2(1.28m) x 7'7(2.31m)

Internal bathroom comprising of bath; hand basin; low-level WC; ceramic tiling to walls.

Externally:

Excellent driveway parking with access to the garage; within the driveway there is a stone built log store; oil tank; external water tap; steps lead from the driveway area down to the side lobby giving access to the property.

Detached Double Garage/Workshop:

With sliding timber doors.

Gardens:

The garden and grounds which are approximately one acre are mainly to the South and East of the property with rolling lawn running down to the river Rede; beds and borders that are well stocked, together with a selection of mature trees and hedging, stunning views and peaceful surroundings which offers ideal outdoor entertaining. Lowlands is approached through high wrought iron gates set in a stone boundary wall. The gates open to a gravelled courtyard.

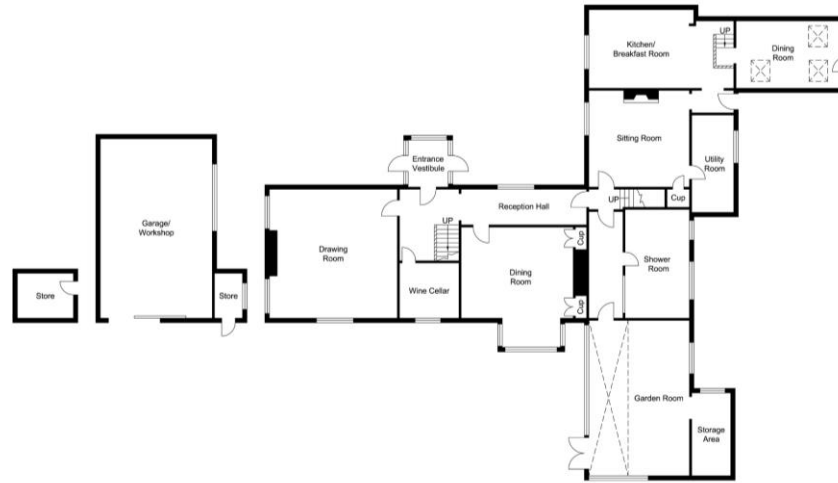
TENURE

Freehold – not confirmed. It is believed this property is freehold, but we are unable to confirm this as we have no access to the documentation. Should you proceed with the purchase of this property these details must be verified by your Solicitor.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		66
(39-54)	E		39
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		61
(39-54)	E		38
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	



Garage/Stores

Ground Floor



First Floor



R100 Ravensworth 01670 713330

46 Priestpopple, Hexham, NE46 1PQ
Tel: 01434 601 616 www.rmsestateagents.co.uk

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