



# The Wood Store

Tughall Steads



SANDERSON  
YOUNG



## The Wood Store Tughall Steads, Chathill, Northumberland, NE67 5ER

**A well presented and spacious three bedroom, stone conversion in this small former farm steading approx. 2 miles inland from Beadnell - with allocated courtyard parking for two cars and a small enclosed garden & terraced seating area. An ideal commercial holiday let or second coastal home. NO UPWARD CHAIN**

The Wood Store is a superb three bedroom stone built conversion, situated in Tughall Steads, a popular traditional former farm steading close to Beadnell and the coast. The traditional conversion has well proportioned accommodation set over two floors, with the majority set to the ground floor and recently refurbished with a lovely new fitted kitchen and shower room.

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**Price Guide:**  
Offers Over £375,000

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Ground floor - Reception hallway with stairs to the first floor | Refurbished sitting room (2023) with a cast iron wood burning stove, useful under stairs storage and double doors opening to the kitchen/dining room | Fabulous open plan kitchen with full height vaulted and beamed ceiling, a range of fitted cabinets with granite worktops - the kitchen/breakfast room has excellent natural light from the two Heritage roof lights and two windows, with integrated Bosch induction hob, Stoves oven, integrated dishwasher, wine cooler and washing machine, and space for a Fridge/freezer - a doors opens to the courtyard garden at the front | Ground floor double bedroom with a picture window to the courtyard | Ground floor shower room/wc.

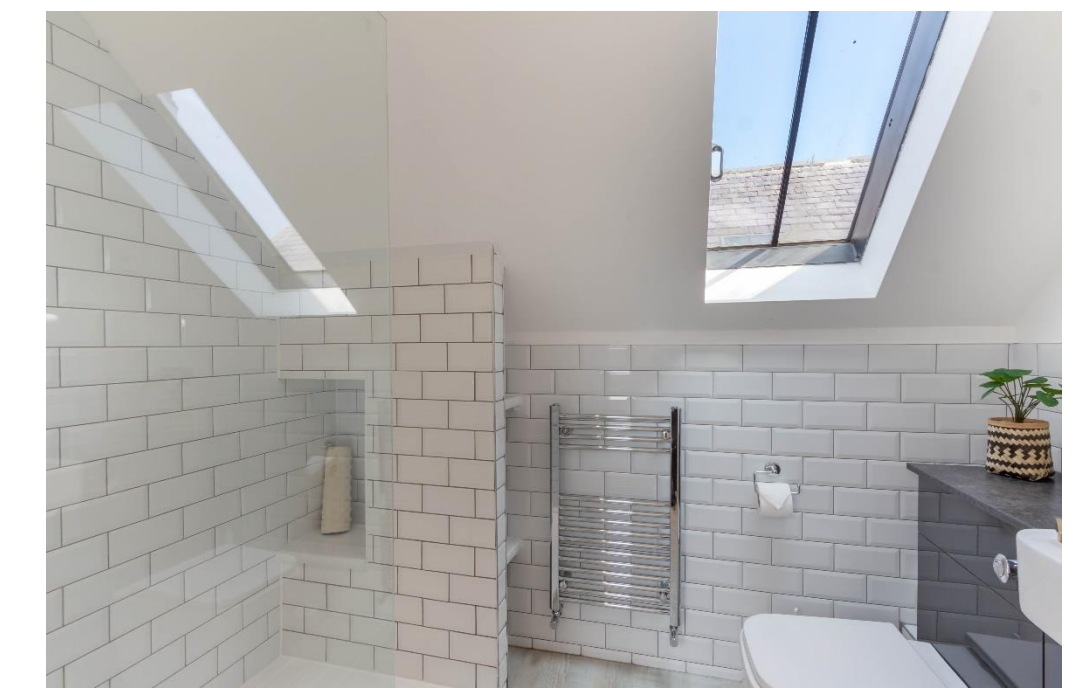
First floor - First floor landing | Double bedroom two with heritage windows and space for freestanding bedroom furniture | Twin bedroom with heritage windows and space for a wardrobe | Contemporary shower room/wc with walk in shower with rainfall head, WC and basin in a vanity unit.

Externally - The Wood Store has a courtyard setting in Tughall Steads, with allocated parking for two cars, an attractive garden to the side with paved patio seating area and planting to the boundary for privacy.

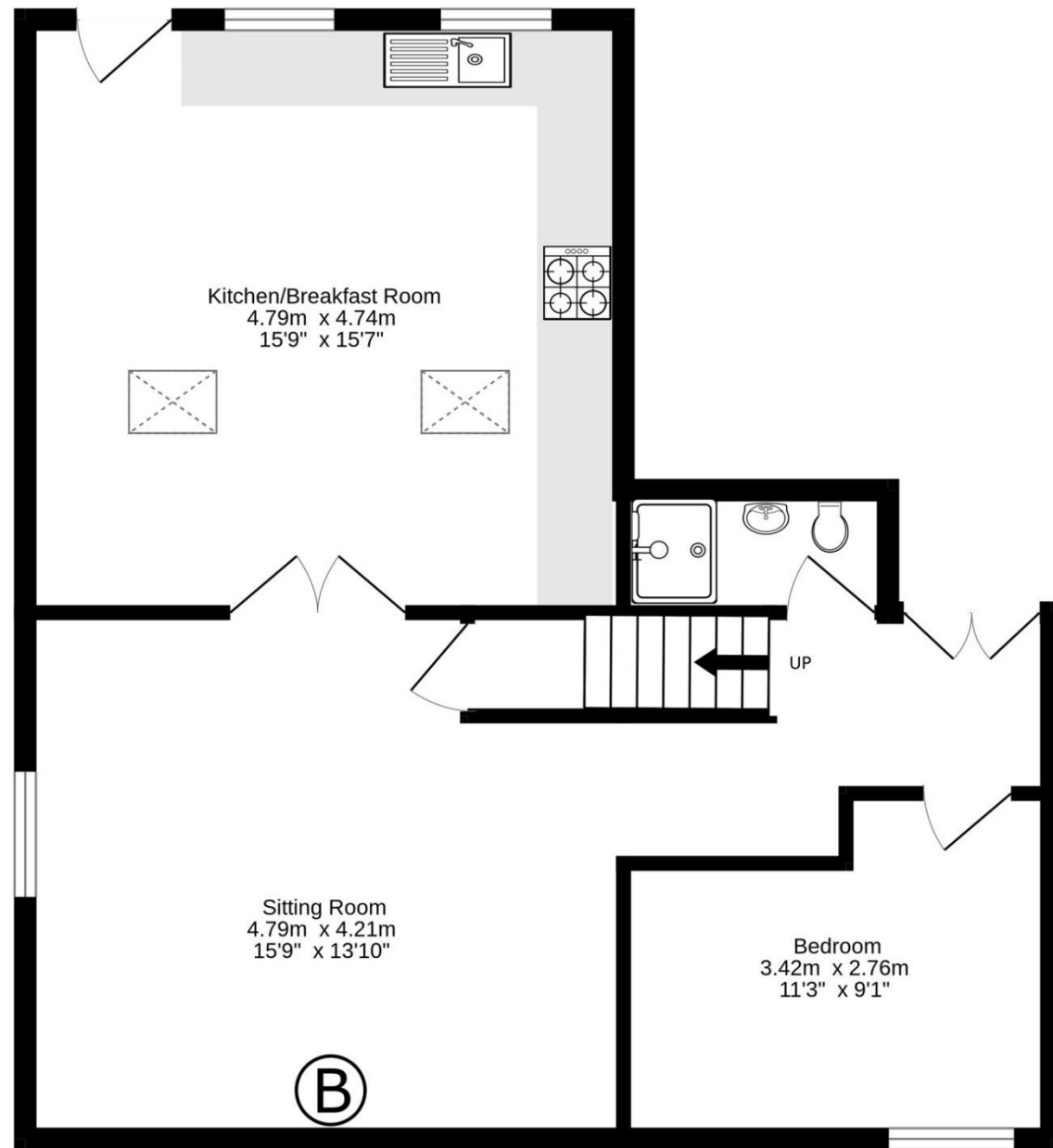
Services: Mains Electric & Water | Shared Septic Tank | Oil Central Heating | Tenure: Freehold | Council Tax: Business Rates | EPC: D



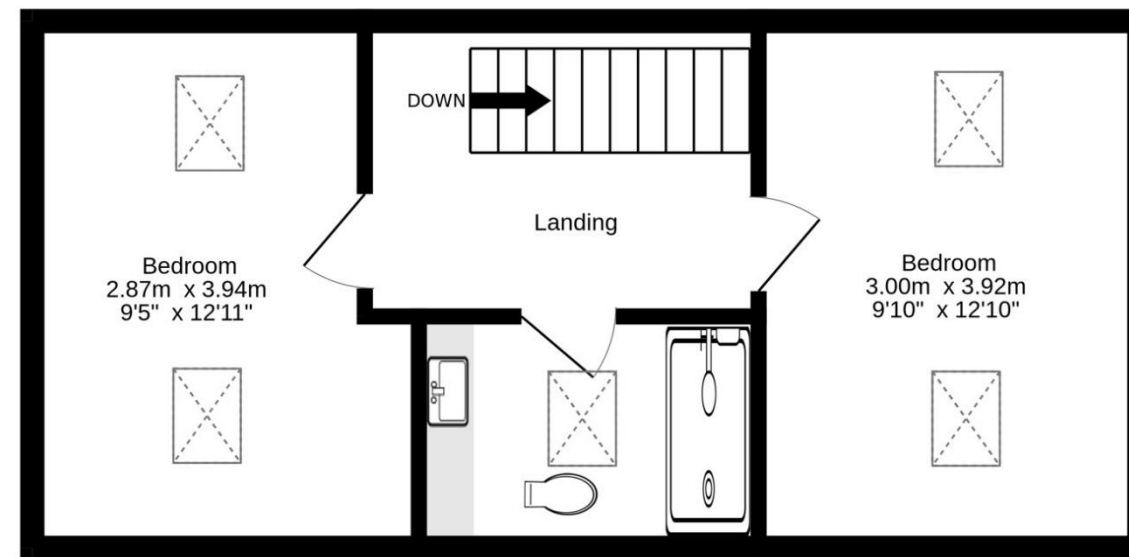
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Ground Floor  
59.4 sq.m. (639 sq.ft.) approx.



1st Floor  
32.1 sq.m. (346 sq.ft.) approx.



TOTAL FLOOR AREA : 91.5 sq.m. (985 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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