



The Willows

Way to Wooler, Wooler



SANDERSON
YOUNG





The Willows Way to Wooler, Wooler, Northumberland, NE71 6AQ

EQUESTRIAN /LAND OPPORTUNITY - The Willows is a deceptively spacious, four bedroom detached bungalow, occupying an excellent south facing garden site and land circa 5.035 acres, with a secure gated driveway for several cars, excellent paddocks/grazing with a timber stable of three loose boxes and a tack room, solar panels and Air source heating system.

A superb four bedroom detached bungalow, constructed in the 1980s of timber frame and render, offering versatile single storey accommodation and benefiting from an air source heat pump, Solar panels, a cast iron wood burning stove, and LPG gas fired range cooker in the kitchen. The design of the bungalow would lend itself to the creation of a self contained annexe to the eastern elevation, with its own side entrance, small kitchen, shower room/wc and bedroom - ideal for multi generational living.

Price Guide:
Offers Over £650,000

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Accommodation - Glazed entrance vestibule | Reception hallway with three built in storage cupboards | Generous sitting room with sliding patio doors opening to the south facing rear gardens, and a stone inglenook style fireplace with a woodburning stove | An arch way opens to the dining room, which is currently used as a music/production area | A lovely traditional kitchen/breakfast room with a gas range cooker, Belfast sink and space for free standing kitchen furniture and cabinets | Utility room with a side access, and large storage cupboard | Shower room/WC | Versatile reception room, currently used as a bedroom/home office. Bedroom hallway | Principal bedroom one with a walk-through dressing room, with two sliding door wardrobes to each side | Ensuite shower room/WC | Double bedroom two with a built in double door wardrobe | Guest double bedroom three, currently utilised as a work and craft room | Single bedroom four /study | Family bathroom fitted with a bath with shower over, WC and basin.

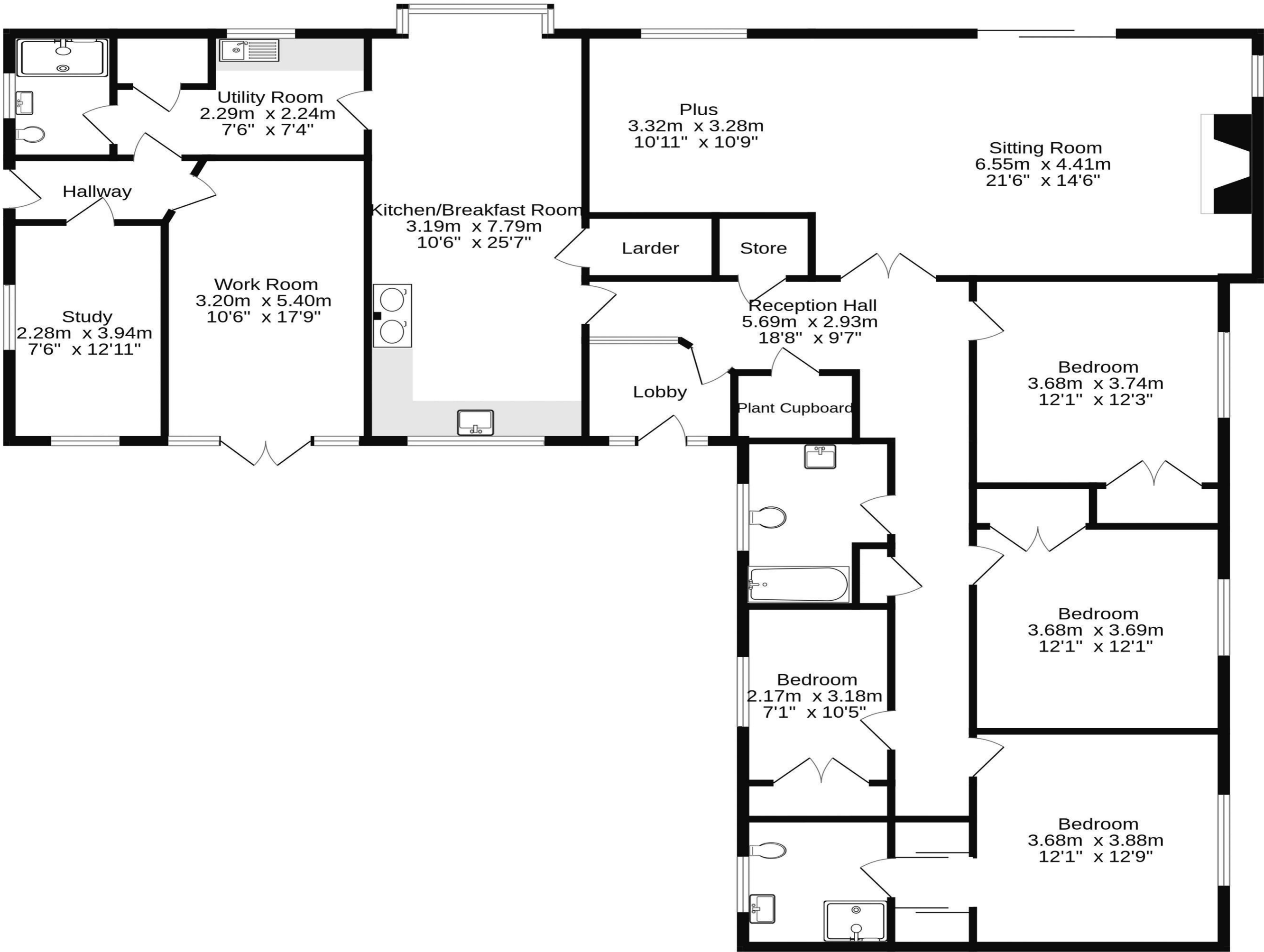


Lizzie Beattie
01665 600 170
lizzie.beattie@sandersonyoung.co.uk





Ground Floor
197.1 sq.m. (2121 sq.ft.) approx.



Externally - The Willows is approached via a gated driveway, with parking for around 8-10 cars | The formal south facing rear garden is lawned with mature trees to the boundary for both privacy and shelter | Separate paddocks, with two clear areas divided by trees - the smaller front area, accessed via a five bar metal farm gate, has historically been used as a small campsite area | The larger rear paddock has a timber stable block with three loose boxes and a tack room.

Wooler offers an excellent range of local amenities, with shops, supermarkets, cafes and bars/restaurants. The new 'Ad Gefrin' Whiskey Distillery and Museum is a great recent addition with a beautiful restaurant/coffee shop, Museum and Gift shop. There is easy access from Wooler via the A697 to Alnwick, Morpeth and Newcastle to the south, with easy access to the stunning Northumberland coast, the Borders, Berwick upon Tweed and to Kelso and Coldstream to the north.

Approx. distances - Bamburgh - 14 miles | Berwick upon Tweed - 17 miles | Alnwick - 20 miles | Morpeth - 32 miles | Newcastle upon Tyne - 47 miles.

Services: Mains Electric & Water | Septic Tank | Air Source Heat Pump & Solar Panels | Tenure: Freehold | Council Tax: Band E | EPC: D

TOTAL FLOOR AREA : 197.1 sq.m. (2121 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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