



3 Fowberry Cottages

Wooler, NE71 6ES

Offers Over £235,000

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A fantastic opportunity to purchase this attractive stone built end terraced cottage, which is located in a small hamlet approximately 3.5 miles from the nearest town Wooler. The cottage is in need of general upgrading and modernisation, however, it offers huge potential to create a charming cottage which would make an ideal retirement or holiday home.

The interior of the cottage comprises of a spacious living room with a stone built open coal fireplace, a generous kitchen, two double bedrooms both with attractive cast iron fireplaces and a bathroom. The cottage has solid fuel central heating.

Small flower garden at the front of the cottage and a large enclosed rear garden which is laid to informal lawns, which contains a summerhouse, the original piggery and a stone built outhouse.

Viewing is highly recommended.



Entrance Hall

3'9 x 3'8 (1.14m x 1.12m)

Entrance door giving access to the hall, which has the electric meters and a cloaks hanging area. Door to the living room.

Living Room

15'5 x 17'3 (4.70m x 5.26m)

A spacious reception room with a beamed ceiling and sash window to the front. Stone built open fireplace with an oak mantelpiece and a built-in airing cupboard to the side housing the hot water tank. Built-in shelved storage cupboard, a central heating radiator and access to the loft.

Rear Hall

17'6 x 3' (5.33m x 0.91m)

Built-in storage cupboard and a cloaks hanging area, the rear hall has a glazed entrance door to the side of the cottage and a central heating radiator.

Kitchen

9'x10'2 (2.74mx3.10m)

Fitted with a range of wall and floor kitchen units with ample worktop surfaces. Stainless steel sink and drainer, a double window to the side and rear and a single window to the rear. Freestanding electric cooker and space for a fridge freezer. Central heating radiator.

Bathroom

8'8x6 (2.64mx1.83m)

Fitted with a white three piece suite, which includes a wash hand basin with a vanity unit below a mirror above, a frosted window to the rear, a toilet and a bath with an electric shower and curtain above. Central heating radiator.

Bedroom 1

14'6x11'5 (4.42mx3.48m)

A large dual aspect double room with a window to the front and the side of the cottage and an attractive cast iron fireplace. Central heating radiator.

Bedroom 2

12'5x9'1 (3.78mx2.77m)

Another double bedroom with an original cast iron fireplace and a built-in storage cupboard. Window to the rear and a central heating radiator.

Garden

Small flower garden at the front of the cottage and a gate to the side giving access to the rear garden. A generous rear garden which is mainly laid to lawns, which is bounded at the bottom by a woodland and views of the surrounding countryside. The garden has a summerhouse, the original piggery and a stone outbuilding offering storage for garden equipment.

General Information

All fitted floor coverings are included in the sale.

Solid fuel central heating.

Tenure-Freehold.

Council tax band B.

Services- Private water supply, drainage into a septic tank and mains electric.



GROUND FLOOR
761 sq.ft. (70.7 sq.m.) approx.



TOTAL FLOOR AREA: 761 sq.ft. (70.7 sq.m.) 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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