



## Aidendale & The Old Bothy

Milfield, Wooler, NE71 6HW

**Offers Over £850,000**

We are delighted to offer this unique opportunity to purchase this spacious four bedroom detached bungalow with a separate detached two bedroom cottage, with the benefits of a three acre paddock with a large multipurpose shed. The properties are located approximately two miles from Milfield and four miles from Wooler which is the nearest town. Situated in a rural position the properties have superb open views of the surrounding countryside. This opportunity has a multitude of opportunities, which include generating an income by renting one of the properties or using the cottage for an elderly relative.

Each property has its own driveway and garden creating privacy for each resident, the detached bungalow is known as Aidendale which comprises of three reception rooms, a kitchen/breakfast room with oak units, a utility room, a cloakroom, a bathroom and four generous bedrooms all with wardrobes, the main bedroom has an en-suite shower room.

The separate detached cottage comprises of a lounge with double doors to a large conservatory, a generous kitchen/breakfast room with an excellent range of beech units, a wet room and two large double bedrooms. The properties have full double glazing and LPG central heating.

There is a separate three acre paddock which would make ideal grazing for horses or livestock and contains a large multipurpose outbuilding.

Viewing is highly recommended.



## Vestibule

8'10 x 6'6 (2.69m x 1.98m)

Partially glazed entrance door with a glass panel to either side giving access to the vestibule. Double glass doors to the entrance hall.

## Entrance Hall

L-shaped entrance hall with a built-in shelved airing cupboard and built-in partially shelved double cupboard. Two central heating radiators. Access to the loft and recessed ceiling spotlights.

## Lounge

15' x 21'2 (4.57m x 6.45m)

A spacious dual aspect lounge with double French doors to the rear with windows either side and two windows to the side of the bungalow with fine open views of the surrounding countryside. Three wall lights with matching centre light on a rose mounting, Two central heating radiators. Nine power points and a television point.

## Dining Room/Office

9'8' x 10'8 (2.95m' x 3.25m)

Currently being used as an office, the dining room has ample space for a dining table and chairs and a triple window to the rear with open countryside views. Central heating radiator, six power points and a glazed door to the kitchen.

## Kitchen/Breakfast Room

25'10x10'6 (7.87mx3.20m)

Fitted with an excellent range of wall and floor oak kitchen units with marble effect worktop surfaces with a tiled splash back. Cream coloured sink and drainer with a mixer tap below the double window to the rear. The kitchen units also incorporate a plate rack and glass display wall cabinet. Built-in Stoves eye level double oven, four ring gas hob with a cooker canopy above. Integrated dish washing machine, double French doors to the front. Central heating radiator and a walk-in shelved pantry. Inset ball spot lights on the ceiling and double fifteen pane doors to the sitting room. Ten power points.

## Sitting Room

15'8 x 17'4 (4.78m x 5.28m)

A spacious reception room with four windows to the rear with fine countryside views. Central heating radiator, two wall lights with a matching centre light on a ceiling rose. Telephone and television point and seven power points.

## Utility Room

9'9 x 10'8 (2.97m x 3.25m)

With floor storage cupboards with a stainless steel sink and drainer above. Double window to the front, plumbing for an automatic washing machine and space for a tumble dryer. Central heating radiator and a cupboard housing the central heating boiler. Six power points.

## Rear Hall

6' x 6'4 (1.83m x 1.93m)

Partially glazed entrance door to the side of the bungalow, a central heating radiator and a cloaks hanging area. One power point.

## Cloakroom

3'3 x 6'2 (0.99m x 1.88m)

Cream coloured toilet and a wash hand basin. Frosted window to the front.

## Bedroom 1

12'8 x 13'2 (3.86m x 4.01m)

A large double bedroom with a triple window to the front. Central heating radiator, seven power points, a television point and two wall lights over the bed position. Doorway to dressing room.

## Dressing Room

4'3 x 5'8 (1.30m x 1.73m)

Two sets of built-in double wardrobes offering excellent storage. Door to the en-suite shower room.

## En-Suite Shower Room

6'6 x 6' (1.98m x 1.83m)

Fitted with a three piece suite which includes a corner



shower cubicle, a wash hand basin and a toilet. Frosted window to the side, a central heating radiator with towel rail above. Inset ceiling spot lights and an extractor fan.

### **Bedroom 2**

10'5 x 13'6 (3.18m x 4.11m)

A double bedroom with a triple window to the side of the bungalow and a double built-in wardrobe. Central heating radiator, a television point and seven power points.

### **Bedroom 3**

11'7 x 13'2 (3.53m x 4.01m)

Another double bedroom with a built-in double wardrobe and a triple window to the side of the property. Central heating radiator, a television point and seven power points.

### **Bedroom 4**

8'7 x 8'3 (2.62m x 2.51m)

A good sized single bedroom with a built-in double wardrobe and a double window to the side. Central heating radiator and three power points.

### **Bathroom**

8'8 x 8'1 (2.64m x 2.46m)

With a cream coloured four piece suite which includes a corner shower cubicle, a corner bath, a wash hand basin with a mirror above and a toilet with a toilet roll holder. Central heating radiator, frosted window to the side and inset ceiling spotlights.

### **Outside**

Large gravelled driveway with parking for a number of cars. Attractive walled garden at the front which are laid down to lawns with attractive flowerbeds and shrubberies.

### **Multi-Purpose Building**

A large multipurpose shed offering excellent storage and potential to house livestock.

### **Paddock**

Three acres in size, ideal for sheep, horses and other livestock.

## **The Old Bothy, Galewood**

### **Entrance Hall**

6'6 x 18'3 (1.98m x 5.56m)

Door to the side of the property with a glass panel above giving access to the entrance hall which has stairs to the first floor landing with an understairs cupboard with a cloaks hanging area. Built-in cupboard housing the central heating boiler, a central heating radiator and two power points.

### **Lounge**

14'1 x 16'8 (4.29m x 5.08m)

A spacious dual aspect lounge with double fifteen pane door to the conservatory and windows either side of property. Two central heating radiators, two wall lights, a television point and eight power points.

### **Conservatory**

14'1 x 13'4 (4.29m x 4.06m)

A superb Victorian style conservatory which is glazed on all sides incorporating double French doors to the front of the property. Outstanding open views of the surrounding countryside, a central heating radiator and six power points.

### **Kitchen/Breakfast Room**

19'2 x 18' (5.84m x 5.49m)

The superb fully fitted modern kitchen which has an excellent range of beech wall and floor kitchen units with spacious marble effect worktop surfaces. Plumbing for a dish washing and automatic washing machine. Eye level double oven, four ring gas hob with a cooker canopy above. One and a half bowl stainless steel sink and drainer below one of the two windows to the side, there is a further window on the other side and double French entrance doors to the rear garden. Full length cupboard housing the electric meters, a central heating radiator, inset ceiling lights and under unit lighting. Fourteen power points.

### **Wet Room**

11'3 x 6'8 (3.43m x 2.03m)

A quality white suite with beech fittings which includes a



shower area with an electric shower, a low level toilet and a wash hand basin with a vanity unit below. Frosted window to the side, inset spotlights on the ceiling and a heated rail.

### **First Floor Landing**

8'3 x 3'6 (2.51m x 1.07m)

Giving access to the loft and two built-in double storage cupboards. Two power points.

### **Bedroom 1**

17'6 x 15'5 (5.33m x 4.70m)

A large double bedroom with two velux windows either side of the cottage. Inset ceiling spotlights, a central heating radiator and eight power points.

### **Bedroom 2**

14'4 x 15'5 (4.37m x 4.70m)

A good sized double bedroom with two velux windows either side, a central heating radiator, inset ceiling spotlights and eight power points.

### **Toilet**

4'8 x 3'8 (1.42m x 1.12m)

With a white wash hand basin with a vanity unit below and shelf and mirror above. toilet with a toilet roll holder, a towel ring, a central heating radiator, inset ceiling spotlights and an extractor fan.

### **Outside**

Easy to maintain enclosed gardens at the front offering a seating and drying area. Parking for two cars on a driveway at the rear.

### **General Information**

Full double glazing.

Full LPG central heating.

All fitted floor coverings are included in the sale.

Services- Mains electric, drainage into a septic tank and a private water supply.

Council tax band TBC.

Energy rating TBC.

### **Agency Information**

OFFICE OPENING HOURS

Monday - Friday 9.00 - 17.00

Saturday 9.00 - 12.00

### **FIXTURES & FITTINGS**

Items described in these particulars are included in sale, all other items are specifically excluded. All heating systems and their appliances are untested.

### **VIEWING**

Strictly by appointment with the selling agent and viewing guidelines due to Coronavirus (Covid-19) to be adhered to.



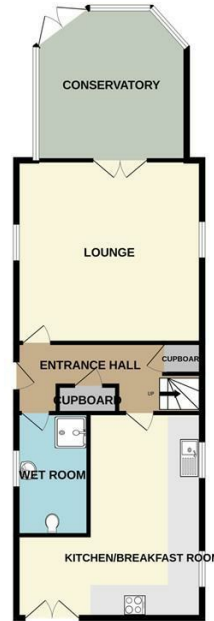




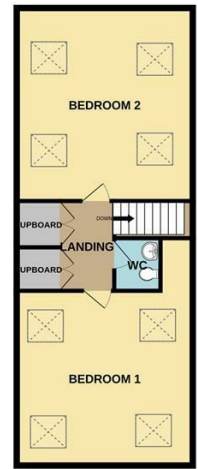
GROUND FLOOR  
2223 sq. ft. (206.5 sq.m.) approx.



BOTHY GROUND FLOOR  
903 sq. ft. (83.8 sq.m.) approx.



BOTHY 1ST FLOOR  
684 sq. ft. (63.5 sq.m.) approx.



TOTAL FLOOR AREA: 3810 sq.ft. (353.9 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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