



The Smithy Low Humbleton

Wooler, Northumberland, NE71 6SX

Auction Guide £115,000

FOR SALE BY AUCTION - GUIDE PRICE £115,000 + FEES. - 4TH JUNE 2024 AT 12 NOON.

CONTACT AUCTION HOUSE NORTH EAST ON 0191 9089691 TO ARRANGE VIEWINGS, LEGAL PACK AND TO PLACE BIDS.
ALL AUCTION INFORMATION & CONDITIONS ARE ON THEIR WEBSITE www.auctionhouse.co.uk/northeast

With fine open views of the surrounding countryside, this spacious three bedroom semi-detached cottage is located approximately one mile north of Wooler, which is a highly sought after Northumberland town. The Smithy offers flexible living accommodation which could be extended to cater for two families. The property is entered through a porch into a dining hall, which has a door to the office and the internal hall. There is a large living room with an attractive fireplace, a bathroom with a white three piece suite. Also on the lower level is a large breakfasting kitchen with oak kitchen units and a door to the side garden and access to the utility room. Stairs to the rear section of the cottage, which comprises a shower room and three double bedrooms, all with fitted wardrobes. The main bedroom has patio doors to the garden and has views of the surrounding countryside, this room would make a superb reception room. The property has double glazing and oil central heating.

Ample parking on a block paved drive and giving access to the double garage, this offers potential to extend the accommodation. Good sized gardens to the front and side of the cottage, with paved sitting areas, lawns and well stocked flowerbeds and shrubberies.

Viewing is recommended.



Porch

5'3 x 7'9 (1.60m x 2.36m)

Glazed entrance door to the side giving access to the porch, which has windows to the front and each side, taking advantage of the superb views of the surrounding countryside. Door to the dining/hall.

Dining Hall

16'4 x 12'7 (4.98m x 3.84m)

The dining hall has a double window to the front, a central heating radiator, an arched alcove and six power points. Doors to the office and internal.

Office

8'8 x 11'4 (2.64m x 3.45m)

A multifunctional room with a window to the front and a central heating radiator. Television point, eight power points and a door to the utility room.

Internal Hall

12'4 x 7'5 (3.76m x 2.26m)

Walk-in airing cupboard housing the central heating boiler and hot water tank, the hall has parquet flooring, stairs to the landing, a central heating radiator and access to the loft.

Lounge

15'9 x 17'9 (4.80m x 5.41m)

A large reception room with two windows to the front and an attractive slate fireplace with an electric fire. Three central heating radiators, two brass picture wall lights and two ceiling lights. Television point, telephone point eight power points.

Kitchen/Breakfast Room

10'6 x 19'58 (3.20m x 5.79m)

Fitted with a range of light oak based kitchen units with marble effect worktop surfaces with a tiled splash back. Stainless steel sink with double drainer, plumbing for a dish washing machine and space for an electric cooker. window to the side and a glazed entrance door to the garden. Built-in understairs cupboard, a central heating radiator and eight power points.

Utility Room

7'3 x 10'8 (2.21m x 3.25m)

Wall and floor storage cupboards and a stainless steel sink and drainer, the utility room has a window to the rear, plumbing for an automatic washing machine and a cloaks hanging area. Four power points.

Bathroom

7'4 x 7'2 (2.24m x 2.18m)

Fitted with a white three-piece suite which includes a bath with an electric shower and screen above, a wash hand basin, a toilet with a toilet roll holder and a double shaver socket. Frosted window to the front, a central heating radiator and a mirrored medicine cabinet.

Landing

2'8 x 4'8 (0.81m x 1.42m)

Two windows to the rear and two central heating radiators. Built-in storage cupboard and one power point.

Shower Room

9'8 x 10'11 (2.95m x 3.33m)

Fitted with a white three-piece suite which includes a shower cubicle, a toilet with a toilet roll holder, and a wash hand basin with vanity cupboards below and a mirror and shaver light and socket above. Frosted window to the side, a central heating radiator and a heated towel rail.

Bedroom 1

15'9 x 14'6 (4.80m x 4.42m)

A large double bedroom with double patio doors to the side with superb views of the surrounding countryside and over the garden. Two built-in double wardrobes with drawers between and extra cupboard space above. Two central heating radiators, a television point and six power points.

Bedroom 2

12'4 x 11'4 (3.76m x 3.45m)

A double bedroom with a built-in double wardrobe and shelved storage cupboard with extra cupboard space above, the bedroom has a window to the side with a central heating radiator below. Four power points.



Bedroom 3

12' 6 x 11'4 (3.66m 1.83m x 3.45m)

A double bedroom with a built-in shelved storage cupboard and a double and single wardrobe. This double bedroom has a window to the side with a central heating radiator below and four power points.

Double Garage

A large double garage with two up and over doors to the front and a window and door to the rear giving access to the garden. Lighting and power connected.

Gardens

Block paved driveway to the side of the property giving access to the two garages. Small paved garden to the front and a large garden to the side with lawns and flowerbeds.

General Information

Full double glazing.

Full oil central heating.

All fitted floor coverings are included in the sale.

Private water supply.

Sewerage to septic tank.

Tenure - Freehold.

Council Tax E.

Energy rating - E.

Agency Information

OFFICE OPENING HOURS

Monday - Friday 9.00 - 16.30

Saturday - By Appointment

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.

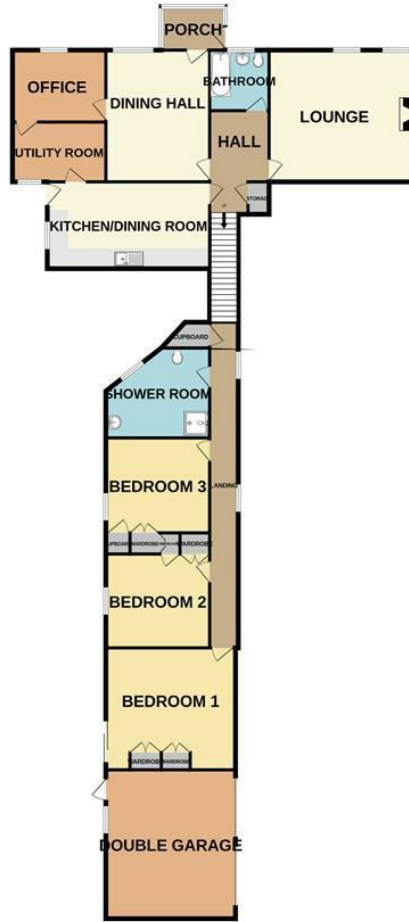
VIEWING

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





GROUND FLOOR
2195 sq.ft. (203.9 sq.m.) approx.



TOTAL FLOOR AREA: 2195 sq.ft. (203.9 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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