



# 1 West Lodge

Ewart, Wooler, NE71 6TE

**Offers Over £270,000**



West Lodge has recently undergone a stunning renovation, offering generous accommodation that is sure to impress. The Grade II listed lodge is located approximately four miles north west from Wooler, which is the nearest town offering excellent shopping facilities. The property is set within large lawn gardens that are bordered by woodland, which is perfect for enjoying the fresh country air and hosting outdoor gatherings. The spacious interior comprises of an entrance hall which gives access to the living room with an inglenook fireplace with a log burning stove and double French doors to the gardens. There is a breakfasting kitchen with a new shaker kitchen with appliances, a modern shower room and two double bedrooms, the main bedroom has a new en-suite shower room. The lodge has new electric heating, new flooring and has been totally decorated throughout.

Don't miss out on the opportunity to own this beautiful home. Contact us today to arrange a viewing and experience the charm of West Lodge for yourself!



## Entrance Hall

6' x 4'6 (1.83m x 1.37m)

Partially glazed entrance door giving access to the hall which has a window to the side. Two power points and door to the living room.

## Living Room

20'3 x 11'9 (6.17m x 3.58m)

A bright reception room with a window to the front and side and double French doors to a patio in the rear garden, the living room has an inglenook fireplace with a log burning stove. Eight power points.

## Internal Hall

3'4 x 14'8 (1.02m x 4.47m)

With a skylight and two power points.

## Kitchen/Breakfast Room

11'8 x 11'9 (3.56m x 3.58m)

Fitted with a range of modern shaker wall and floor kitchen units with solid wood worktop surfaces with a tiled splash back. Built-in oven, four ring ceramic hob with a cooker hood above. Stainless steel sink and drainer below one of the two windows to the rear and a glazed entrance door to the side. Heated towel rail, recessed ceiling spotlights and a space for a fridge freezer. Twelve power points. Access to the loft.

## Bedroom 1

14' x 13'6 (4.27m x 4.11m)

A large dual aspect double bedroom with a window to the front and side and an electric heater. Ten power points and a television point.

## En-Suite Shower Room

7'8x7'8 (2.34mx2.34m)

Fitted with a quality white three piece suite which includes a wash hand basin with a vanity below, a toilet and a walk-in shower cubicle with an electric shower. Access to the loft, a heated towel rail and recessed ceiling spotlights. Double window to the side.

## Bedroom 2

10'2 x 13'7 (3.10m x 4.14m)

A good sized double bedroom with a window to the rear and an attractive sandstone fireplace with a cast iron and tiled inset. Electric heater, eight power points and a television point.

## Shower Room

8'2 x 5'9 (2.49m x 1.75m)

Quality white modern three piece suite which includes a walk-in-shower cubicle with an electric shower, a wash hand basin with a vanity unit below and a toilet. Heated towel rail, recessed ceiling spotlights and a walk-in storage cupboard.

## Gardens

Large enclosed gardens at the front of the property which are laid to lawns. The gardens are bordered by woodland.

## General Information

Full electric heating.

All fitted floor coverings are included in the sale.

Tenure-Freehold.

Council tax band-TBC.

Grade II Listed building.

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

## Agency Information

OFFICE OPENING HOURS

Monday - Friday 9.00 - 16.30

Saturday - by appointment.

## FIXTURES & FITTINGS

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

This brochure including photography was prepared in accordance with the sellers instructions.

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





GROUND FLOOR  
858 sq.ft. (79.7 sq.m.) approx.



TOTAL FLOOR AREA : 858 sq.ft. (79.7 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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