



# Bell View Main Road

Milfield, Wooler, NE71 6HS

**Offers Over £320,000**



Located in the heart of the small village of Milfield, some five miles north west of Wooler, this beautifully presented detached three bedroom bungalow offers a serene retreat with breath-taking open countryside views towards the Cheviot Hills.

The present owners have completely modernised the bungalow over the last few years. This has created an immaculate interior offering bright and spacious living accommodation throughout, which has the benefits of full double glazing, solid fuel heating, solar panels, electric boiler, tasteful decoration and excellent storage throughout. The well proportioned interior comprises of a large dual aspect lounge/dining area with an inglenook fireplace with a multi-fuel stove and the dining area is currently being used as an office, which has double patio doors to a conservatory which takes advantage of the views of the garden and the surrounding countryside. There is a generous breakfasting kitchen with an excellent range of modern grey units with a range cooker and a door to the utility room. Bell View has a modern bathroom and three double bedrooms, two with fitted wardrobes and the main bedroom has an en-suite shower room.

Gravelled driveway offering ample 'off road' parking and giving access to the garage. Attractive gardens surrounding the property offer a peaceful sanctuary where you can unwind, with lawns with well stocked flowerbeds and shrubberies, a productive vegetable plot. fruit trees and bushes, a polytunnel and secluded sitting areas. Whether you're enjoying a morning coffee on the patio or hosting a summer barbecue, the outdoor space is sure to be a highlight of this lovely home.

Don't miss the opportunity to make this charming bungalow your own and wake up everyday to stunning countryside views.



## Entrance Hall

Partially glazed entrance door giving access to the hall, which has a built-in cloaks cupboard and a shelved linen cupboard. Access to the loft, two central heating radiators and four power points.

## Lounge

18'9 x 15'7 (5.72m x 4.75m)

A large dual aspect reception room with a picture window to the front and side overlooking the gardens. Inglenook fireplace with a multi-fuel stove sitting on a slate hearth with an arched alcove to the side with concealed lighting. Central heating radiator, two television points and eight power points.

## Dining Area/Office

9'8 x 9'6 (2.95m x 2.90m)

With double patio doors to the conservatory, the dining area is currently being used as an office, which has a central heating radiator and two power points.

## Conservatory

13'6 x 9x2' (4.11m x 2.74mx0.61m)

A superb addition to the bungalow which is glazed on two sides taking advantage of the superb views of the surrounding countryside and the Cheviot hills. The conservatory has double French doors to the side, a wall light and two power points.

## Kitchen/Dining Area

20'3 x 16'2 (6.17m x 4.93m)

A spacious kitchen with ample space for a table and chairs, the kitchen is fitted with light grey wall and floor kitchen units with solid wood worktop surfaces. An Everhot electric range cooker, plumbing for a dish washing machine and a stainless steel sink and drainer below the double window to the rear. Built-in storage cupboard housing the central heating boiler, a central heating radiator, twelve power points and a television point.

## Utility Room

9'4 x 4'x9' (2.84m x 1.22mx2.74m)

Partially glazed entrance door to the side, the utility room is fitted with base storage cupboards with a sink and drainer above. Plumbing for an automatic washing machine, space for a tumble drying machine, a window to the side and six power points.

## Bedroom 1

12'3 x 12'8 (3.73m x 3.86m)

A large double bedroom with double window to the rear with superb countryside views. Central heating radiator and four power points.

## En-Suite Shower Room

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

Fitted with a modern white three piece suite which includes a shower cubicle, a toilet and a wash hand basin with a vanity below and a mirror above. Heated towel rail and a frosted window to the side.

## Bedroom 2

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

A generous double bedroom with a double window to the front, a built-in wardrobe and a shelved cupboard. Central heating radiator and four power points.

## Bedroom 3

12'3 x 11'7 (3.73m x 3.53m)

A generous double bedroom with a double window to the front and a built-in wardrobe and shelved storage cupboard. Central heating radiator and four power points.

## Bathroom

11' x 6'6 (3.35m x 1.98m)

Fitted with a white three piece suite which includes a bath with a shower and screen above, a wash hand basin with a mirror above and a toilet. Central heating radiator with a towel rail above and a frosted window to the rear.





## Garage

Up and over electric door giving access to the garage which has lighting and power connected. There is a workshop at the rear of the garage.

## Gardens

Large gravelled driveway offering ample parking for a number of vehicles and giving access to the garage. Stunning gardens surrounding the property which comprises of a lawn with well stocked flowerbeds and shrubberies. A large productive vegetable plot with raised beds, with a greenhouse and polytunnel. A range of fruit trees and bushes including strawberries, blackcurrants, apples, pears, plums and rhubarb. Patio at the rear of the bungalow taking advantage of the stunning countryside views. There are a variety of sheds and outbuildings including storage sheds, wood stores and coal shed.

## General Information

Full double glazing.

Solid fuel heating and solar panels with FIT payments for a further 9 years and electric boiler.

Tenure - Freehold.

All fitted floor coverings are included in the sale.

All main services are connected except for gas.

Council Tax Band - D.

Energy rating TBC.

## Agency Information

OFFICE OPENING HOURS

Monday - Friday 9:00 - 17:00

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  
1513 sq.ft. (140.6 sq.m.) approx.



TOTAL FLOOR AREA - 1513 sq.ft. (140.6 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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