



Tilldale House 34-40 High Street

Wooler, Northumberland, NE71 6BG

Offers Over £395,000

Welcome to this character five bedroom period property, centrally located on Wooler High Street. Located close to the National Park and a short drive to some of the best beaches in England, Wooler was recently voted as one of the best places to live in the north of England. The newly opened distillery, Ad Gefrin, is proving a popular visitors destination. Wooler's facilities include shops, cafes, restaurants, thriving sports clubs and other leisure pursuits.

Believed to date from the 17th century, Tilldale House, has retained many of its original features. A Visit England Silver Award Bed & Breakfast business, conveniently situated for hosting walkers on the St Cuthbert's Way pilgrimage route, has been operated from the property for many years but it would also make a delightful family home.

The spacious interior comprises of an entrance hall which gives access to a boot room, a dining room with feature inglenook fireplace, a living room with French doors to the garden and through to the kitchen and snug/office with a log burning stove set into an attractive inglenook fireplace. Additionally, the ground floor annex offers versatility for different living arrangements, whether for guests, extended family, or a home office.

In addition, the charming cottage style garden, houses a large stone barn with the potential to convert into extra living accommodation, or a studio/workshop.

See how you could develop this delightful versatile space. Don't miss out on the chance to own this piece of Wooler's history and create your own next chapter. Book a viewing today!



Entrance Hall

16'8" x 6'10" (5.08 x 2.08)

Partially glazed entrance door to the hall, which has a tiled floor and stairs to the first floor level. Double eight pane doors to the dining room and a doorway to the boot room.

Boot Room

5'1" x 14'5" (1.55m x 4.39m)

A useful room which has a tiled floor and a cloaks hanging area. Window to the front and a window to the snug. Built-in bookcase with a double cupboard below, two wall lights and four power points.

Dining Room

15'1" x 12'0" (4.60 x 3.66)

A charming reception room with a beamed ceiling and a large stone built inglenook fireplace, with an oak beamed mantelpiece and log store area. Window to the front, a central heating radiator and three power points.

Rear Hall

6'2" x 6'0" (1.88 x 1.83)

With a tiled floor and double patio doors to the rear garden, the rear hall has a velux window to the side and a doorway to the living room. Three power points.

Living Room

12'5" x 16'6" (3.78m x 5.03m)

A comfortable living room with double French doors to the side to the rear garden and a beamed ceiling. Central heating radiator and a window and steps to the kitchen. Archway to the snug, a television point and four power points.

Kitchen

9'5" x 13' (2.87m x 3.96m)

Fitted with a range of modern white wall and floor kitchen units with granite effect worktop surfaces with a tiled splash back. Window to the side and rear with a one and half bowl stainless steel sink and drainer below. Four ring gas hob with a cooker hood above. Plumbing for a automatic and

dish washing machine. Space for a fridge and six power points.

Snug

10'1" x 13'5" (3.07 x 4.09)

A cosy room with an attractive stone built inglenook stone fireplace with a log burning stove. Built-in bookcases throughout the room, a telephone and television point and four power points.

First Floor Landing

Window to the side and rear, a central heating radiator and three power points.

Bedroom 2

17'4" x 12'11" (5.28 x 3.94)

A large double bedroom with a window to the front and a built-in recess with hanging, shelved and cupboard space. Central heating radiator and four power points.

En-Suite Shower Room

7'0" x 4'3" (2.13 x 1.30)

Fitted with a white three piece suite, which includes a wash hand basin with a vanity unit below and a mirror, shaver light and socket above, a toilet and a shower cubicle with an electric shower. Extractor fan.

Bedroom 3

10'7" x 15'6" (3.23 x 4.72)

A double bedroom with two windows to the front and built-in recessed wardrobe area. Four power points and an archway to the en-suite shower room.

En-Suite Shower Room

10'4" x 4'5" (3.15 x 1.35)

Fitted with a white three piece suite, which includes a toilet, a corner shower cubicle with a Triton electric shower and a wash hand basin with a vanity unit below and a medicine cabinet and shaver light and socket above.



Bedroom 4

15'2" x 12'5" (4.62 x 3.78)

A large double bedroom with a window to the front and a built-in wardrobe. Central heating radiator, a television point and six power points.

En-Suite Shower Room

12'2" x 9'0" (3.71 x 2.74)

Fitted with a modern white three piece suite, which includes a corner shower cubicle with an electric shower, a toilet and a wash hand basin with a mirror, shaver light and socket above. Built-in double and single storage cupboard, three windows to the side and a central heating radiator.

Bedroom 5

15'8" x 13'9" (4.78 x 4.19)

A large double bedroom with a window to the rear, two built-in single wardrobes with shelved bookcases between over the bed position. Central heating radiator and four power points.

En-Suite Bathroom

7'10" x 5'11" (2.39 x 1.80)

Fitted with a white three piece suite, which includes a bath with a shower attachment, a toilet and a wash hand basin with a vanity unit below and a shelf, mirror and shaver socket above. Frosted window to the side and a heated towel rail.

Annex

Front Hall

6'0" x 14'2" (1.83m x 4.32m)

Glazed door to the front and picture window, the hall has a glass door with two glass panels to either side giving access to the sitting room.

Sitting Room

10'8" x 12'3" (3.25 x 3.73)

A good sized room with a built-in double storage cupboard, a central heating radiator, a television point and five power points.

Bedroom 1

10'9" x 12'0" (3.28 x 3.66)

A large dual aspect double bedroom with a glazed entrance door to the side and window on the other side. Central heating radiator and a built-in wardrobe. Five power points and a door to en-suite shower room.

En-Suite Shower Room

8'10" x 6'2" (2.69 x 1.88)

Fitted with a modern white three piece suite, which includes a corner shower cubicle with an electric shower, a toilet with a toilet roll holder and a wash hand basin with water heater, mirror and shaver socket above. Heated towel rail, recessed ceiling spotlights and a frosted window to the rear.

Outside Toilet

6'0" x 3'3" (1.83 x 0.99)

Toilet and a window to the rear.

Outbuilding

17'9" x 32'8" (5.41 x 9.96)

A stone built outbuilding to the rear of the house which offers potential to convert into extra living accommodation or to convert it into a separate dwelling, or a granny flat. This outbuilding could be used as a studio or workshop. Currently the two storey building has contains a workshop and a large garage. Lighting and power connected.

Gardens

Attractive fully enclosed rear gardens, parking to the rear and vehicular access to the garaging. The gardens are laid to patios and decked sitting areas with well stocked flowerbeds and shrubberies. The gardens are being overlooked by a summerhouse which is included in the sale.

General Information

Full double glazing.

Gas central heating.

All fitted floor coverings are included in the sale.

All mains services are connected.

Tenure-Freehold.



Council tax band TBC.

Energy rating D.

Agency Information







GROUND FLOOR
1221 sq.ft. (113.4 sq.m.) approx.



1ST FLOOR
1107 sq.ft. (102.8 sq.m.) approx.



TOTAL FLOOR AREA : 2328 sq.ft. (216.2 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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