



# Fourstones Burnhouse Road

Gallowlaw, Wooler, NE71 6ST

**Price Guide £450,000**

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A superb opportunity to purchase this spacious five bedroom detached house, which is located on the outskirts of Wooler within the exclusive Gallowlaw area and has stunning open views of the surrounding countryside and the Cheviot Hills. Fourstones is set within generous informal gardens and grounds on all sides creating privacy for the owners, which include lawns with well stocked flowerbeds and shrubberies, a patio for outside dining and a rockery. There is ample parking on a driveway for a number of vehicles which also gives access to the detached garage.

The interior of the property offers spacious living accommodation, which would make an ideal family home, however, it could be reconfigured to create an annex as a granny flat. The property has been in the process of some upgrading and modernisation, which is not fully complete, however, it offers an ideal opportunity for the new owner to stamp their own taste on the property.

The current layout comprises of a dual aspect lounge with an inglenook fireplace with a log burning stove, a large open plan kitchen/family room with pine kitchen units and an Aga and the family room has a log burning stove and offers a fabulous open space to enjoy the views over the rear garden with a large bay window and French doors allowing access. Next to the kitchen is a useful utility room. Also on the ground floor are two generous double bedrooms both with fitted wardrobes, a bathroom, a snug and two offices which is ideal for someone working from home. On the first floor is where the main bedroom is located, which has an en-suite shower room. There are two further double bedrooms on this level, both with fitted wardrobes, however, the second bedroom would make an ideal reception room with French doors offering stunning open views. There is plumbing for a further bathroom on this level. The house has full double glazing and oil central heating.

Viewing is highly recommended.



## **Vestibule**

3'8 x 5'9 (1.12m x 1.75m)

Partially glazed entrance door giving access to the vestibule, which has a central heating radiator and a door to the office and entrance hall.

## **Entrance Hall**

With an attractive carved staircase to the first floor landing and a built-in storage cupboard. Two central heating radiators.

## **Cloakroom**

6'3 x 5' (1.91m x 1.52m)

Fitted with a white two piece suite which includes a toilet with a toilet roll holder and a wash hand basin. Central heating radiator.

## **Lounge**

16'1 x 12'8 (4.90m x 3.86m)

A spacious dual aspect reception room with a triple window to the front and side and an attractive brick built inglenook fireplace with an oak mantle piece and a log burning stove. Four wall lights with matching ceiling light, a central heating radiator and a television point.

## **Open Kitchen/Family Room**

### **Kitchen Area**

17'5 x 16'2 (5.31m x 4.93m)

Fitted with a range of pine wall and floor kitchen units with ample worktop surfaces with a tiled splashback. Oil fired Aga, four ring electric hob and a double bowl Belfast sink. Built-in storage cupboard, glazed door and window to the utility room and two double windows to the side of the property. Recessed ceiling spotlights. Doorway to the family room.

### **Family Room**

12' x 21'6 (3.66m x 6.55m)

A multifunctional area which has oak flooring, a double window to the side and a large bay window overlooking the

rear gardens. French doors giving access to the garden with a window either side. Log burning stove.

## **Utility Room**

10'7 x 5'8 (3.23m x 1.73m)

Fitted with a range of wall and floor storage cupboards and a stainless steel sink and drainer. Plumbing for an automatic washing machine and the central heating boiler. Glazed entrance door to the side of the property. Central heating radiator.

## **Bedroom 4**

12'5 x 9'6 (3.78m x 2.90m)

A double bedroom with a built-in double wardrobe and double window overlooking the rear gardens. Central heating radiator and a doorway to bedroom five.

## **Bedroom 5**

12'5 x 12'1 (3.78m x 3.68m)

Another double bedroom with a triple window to the rear, a built-in double wardrobe and a shelved storage cupboard. Central heating radiator.

## **Bathroom**

7'9 x 6'3 (2.36m x 1.91m)

The bathroom is in the process of being upgraded, it currently has a bath with a shower above and curtain. There is plumbing for a wash hand basin and a toilet. Frosted window to the side and a central heating radiator.

## **Study**

7'3 x 9'6 (2.21m x 2.90m)

Double window to the front and a central heating radiator. Built-in shelved, storage cupboard and a doorway to the snug.

## **Snug**

12'2 x 9'2 (3.71m x 2.79m)

Double window to the front, a central heating radiator and a door to the office.





## Office

9'2 x 5'8 (2.79m x 1.73m)

A window to the front, a central heating radiator and a door to the vestibule.

## First Floor Landing

6'1 x 13'3 (1.85m x 4.04m)

Access to the loft, a central heating radiator and a built-in storage cupboard.

## Bedroom 1

18'2 x 11'7 (5.54m x 3.53m)

A large dual aspect double bedroom with a velux window to the rear and a window to the side. Central heating radiator and a telephone point.

## En-Suite Shower Room

7' x 9'4 (2.13m x 2.84m)

Fitted with a white three piece suite, which includes a shower cubicle with an electric shower, a toilet and a wash hand basin. Velux window to the rear and a central heating radiator.

## Bathroom

7' x 9'9 (2.13m x 2.97m)

Plumbing for the bathroom suite velux window to the rear.

## Bedroom 2/Living Room

23'2 x 12'9 (7.06m x 3.89m)

A large double bedroom with two built-in wardrobes and access to two storage cupboards in the eaves. This room would make a superb reception room which has French doors to the rear and two central heating radiators. Recess ceiling spotlights.

## Bedroom 3

12'1 x 19'1 (3.68m x 5.82m)

A generous double bedroom with a window to the side, a central heating radiator and two built-in storage cupboards. Recessed ceiling spotlights.

## Garage

19'6 x 15'5 (5.94m x 4.70m)

A detached single garage with an up and over door to the front giving access to the garage, which has lighting and power connected. Window to the rear and a door to the side. Belfast sink.

## Gardens

Access to the property through double gates onto a large driveway offering ample parking for a number of vehicles and giving access to the garage. Lawn garden at the front with flowerbeds. Access either side to the rear garden with a patio overlooking the rear garden with lawns, flowerbeds and a rockery,

## General Information

Full double glazing.

Oil central heating.

Services-Mains water and electric. Drainage into a septic tank.

All fitted floor coverings are included in the sale.

Tenure-Freehold.

Council tax band E.

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.













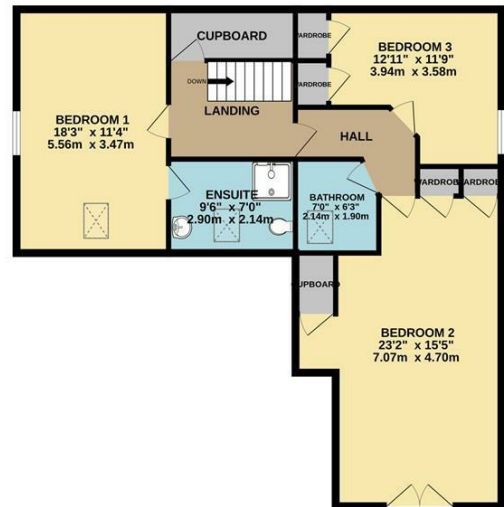




GROUND FLOOR  
1610 sq.ft. (149.6 sq.m.) approx.



1ST FLOOR  
923 sq.ft. (85.8 sq.m.) approx.



TOTAL FLOOR AREA : 2533 sq.ft. (235.3 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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