



# Coupland Farmhouse Coupland

Wooler, Northumberland, NE71 6TQ

**Offers Over £350,000**

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Due to level of interested we have received for this property, a Closing Date has been set for Best and Final offers to be received by Wednesday 30th October 2024 by 12 noon. All offer are to be received in writing by email to [wooler@aitchisons.co](mailto:wooler@aitchisons.co) or by letter to 25 High Street, Wooler NE71 6BU.

An excellent opportunity to purchase this attractive detached Grade II Listed stone built farmhouse, which is located in a rural position with stunning open views of the surrounding countryside and the Cheviot Hills. The property is set within 2.1 acres, which includes the superb feature of a paddock which extends to approximately 1.5 acres, which would make ideal grazing for a horse and a woodland which borders the river Glan. The property also has two stone built outhouses, which offers excellent storage and the potential to convert into residential dwellings, subject to planning.

The property is in need of modernisation and upgrading, however, it offers huge potential to create a stunning family home. The accommodation comprises of a lounge, sitting room, kitchen, cloakroom and a utility room. On the first floor is a family bathroom, three double bedrooms and an en-suite bathroom. The property has oil central heating.

There is a large garden at the rear and side of the property which is bounded hedging creating privacy.

The farmhouse is located approximately five miles from Wooler, which is the nearest town, with varied shopping, restaurants and sporting clubs. Newcastle-upon-Tyne is 52 miles from the property, where the nearest airport is located.



### **Entrance Hall**

13'3 x 12'7 (4.04m x 3.84m)

Partially glazed entrance door giving access to the hall which has stairs to the first floor landing and a central heating radiator.

### **Lounge**

15'4 x 16' (4.67m x 4.88m)

A spacious dual aspect reception room with a window to the front and side and an attractive stone built inglenook fireplace with a timber mantelpiece and a multi-fuel stove. Built-in shelved recess to the side of the fireplace with a double cupboard below. Two central heating radiators.

### **Sitting Room**

15'4 x 20'11 (4.67m x 6.38m)

A large reception room with a beamed ceiling and window to the front and side. Large stone built inglenook fireplace with a stone hearth. Walk-in storage cupboard and two central heating radiators.

### **Kitchen**

8'3 x 20'2 (2.51m x 6.15m)

With a triple and single window to the rear. Glazed entrance door to the rear garden, a beamed ceiling and a central heating radiator.

### **Cloakroom**

8'4 x 5'6 (2.54m x 1.68m)

Containing a toilet and a wash hand basin. Central heating radiator and a window to the rear. Central heating boiler.

### **Utility Room**

8'1 x 12'4 (2.46m x 3.76m)

Window to the rear and a glazed entrance door to the side. Central heating radiator.

### **First Floor Landing**

Window to the front and two central heating radiators.

### **Bedroom 1**

10'2 x 16'8 (3.10m x 5.08m)

A double bedroom with a window to the side and front with superb open countryside views. Central heating radiator.

### **En-Suite Bathroom**

5'6 x 12'3 (1.68m x 3.73m)

With a window to the side and rear, the en-suite has a shower cubicle with an electric shower, a bath, a toilet and a wash hand basin with a vanity unit below and a shaver socket above. Heated towel rail and a central heating radiator.

### **Bathroom**

8'9 x 6'9 (2.67m x 2.06m)

Containing a toilet, a wash hand basin with a vanity unit below and a mirror and shaver light and socket above. Bath with an electric shower above and an airing cupboard housing the hot water tank. Heated towel rail and a window to the side.

### **Bedroom 3**

11'7 x 8'9 (3.53m x 2.67m)

A good sized bedroom with a window to the rear and a central heating radiator. Access to the loft.

### **Bedroom 2**

17'4' x 16'3 (5.28m' x 4.95m)

A large double bedroom with two built-in double wardrobes, a window to the side and front and a central heating radiator.

### **Garden**

Large garden at the rear of the house which requires landscaping.

### **Outhouses**

Two single storey stone built outhouses offering excellent storage and the potential to convert into residential accommodation.

### **Paddock**

An enclosed paddock at the front of the farmhouse which



extend to approximately 1.5 acres. This is ideal grazing for horses.

### **General Information**

Oil and Multi-Fuel heating.

All fitted floor coverings are included in the sale.

Tenure-Freehold.

Council tax band - C.

Grade II Listed building.

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

### **Agency Information**

#### **OFFICE OPENING HOURS**

Monday - Friday 9am - 17.00pm

Saturday - 9.00am - 12.00pm

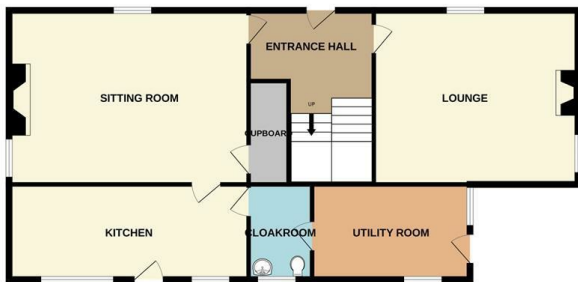
#### **VIEWINGS**

Strictly by appointment with the agent.





GROUND FLOOR  
1086 sq.ft. (100.9 sq.m.) approx.



1ST FLOOR  
909 sq.ft. (84.5 sq.m.) approx.



TOTAL FLOOR AREA: 1995 sq.ft. (185.4 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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