



Glen View High Humbleton

Wooler, NE71 6SU

Offers Over £385,000

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A superb opportunity to purchase this attractive stone built detached cottage, which is located in the small hamlet of High Humbleton, approximately 0.5 mile from the highly sought after Wooler town. The cottage is nestled below the Cheviot Hills, with superb open views of the surrounding countryside. Glen View has character and charm with many of the original features being retained, which include vaulted ceilings with beams, attractive inglenook fireplaces, original interior doors and skirting boards. The cottage is entered through a porch which leads to an entrance hall with stairs to the first floor landing and a door to the sitting room, which has a beamed ceiling and a large open coal inglenook fireplace. Doorway from the sitting room into the breakfasting kitchen with freestanding traditional units, a Rayburn cooker and an entrance door to the rear garden. Large doorway to a sunken lounge with a vaulted beamed ceiling, a archway with double French doors to the garden and a log burning stove. Also on the ground floor is a double bedroom with a fireplace and a family bathroom with a four piece suite. On the first floor are two large double bedrooms, both with en-suite facilities. The cottage has full oil fired central heating. Gardens to the front, rear and side of the cottage which are well stocked with flowerbeds and shrubberies and the garden at the side has lawns to sit out and enjoy the stunning countryside views. Ample parking on a driveway for a number of vehicles. Glen View would make an stunning family or holiday home. We would highly recommend viewing of this property.



Wooler

Wooler is a picturesque market town in north Northumberland nestling below the Cheviot Hills. With a population of around 2000, the town has an excellent range of facilities to cater for the residents and tourists who visit Wooler. There is varied shopping which includes two supermarkets, a butchers and bakers, a variety of independent shops, cafés and restaurants.

The town has a doctors' practice and the nearest hospital is 16 miles away. There are many sporting activities within the town, including a golf course, a football club, cricket club, indoor and outdoor bowling, a running club, tennis and badminton. Wooler has become a popular holiday destination for walkers in the Cheviot Hills and some of the best beaches in the country only 20 minutes' drive. The bigger towns of Alnwick and Berwick-upon-Tweed are approximately 16 miles from Wooler, with the nearest train station being in Berwick-upon-Tweed, which is on the main east coast mainline. Newcastle-upon-Tyne is approximately 46 miles from Wooler where the nearest airport is located and Edinburgh is 62 miles.

Porch

3'5 x 4'7 (1.04m x 1.40m)

Entrance door giving access to the porch which has a window to the side, a cloaks hanging area and a doorway to the entrance hall.

Entrance Hall

5'8 x 8'2 (1.73m x 2.49m)

Stairs to the first floor landing, a central heating radiator and an attractive stone floor.

Bedroom 1

15'1 x 9'5 (4.60m x 2.87m)

A double bedroom with a beamed ceiling and a window to the front with a central heating radiator below. Brick built Inglenook fireplace with a stone mantelpiece and hearth. Four wall lights.

Bathroom

8'5 x 7'6 (2.57m x 2.29m)

Fitted with a quality four piece suite which includes a wash hand basin with a shaver socket above, a roll top cast iron bath, a shower area and a toilet with a toilet roll holder. Central heating radiator and a frosted window to the rear.

Sitting Room

15'3 x 21' (4.65m x 6.40m)

A reception room with tremendous character with a beamed ceiling and a large brick built inglenook fireplace with an open coal fire. Built-in recess to the side of the fireplace with storage cupboards. A window to the front and rear, a central heating radiator and four wall lights.

Kitchen/Breakfast Room

15'2 x 17'7 (4.62m x 5.36m)

With a vaulted ceiling with beams, the kitchen has a Rayburn range and quality traditional freestanding base kitchen units, which incorporates a Belfast sink below one of the two windows to the rear, there is also a further window to the front of the cottage. Central heating radiator, a built-in airing cupboard housing the hot water tank and a stable entrance door to the rear. Archway to the lounge.

Lounge

15'11 x 23' (4.85m x 7.01m)

A stunning reception room with a beamed vaulted ceiling and an archway incorporating double French doors with glass panels either side taking advantage of the superb countryside views to the rear and giving access to the side garden. Two windows either side of the room and a stable entrance door to the rear garden. Large log burning stove sitting on a stone hearth, three central heating radiators and two wall lights.

First Floor Landing

3'6 x 2'11 (1.07m x 0.89m)

With a window to the rear.



Bedroom 2

14'7 x 14'6 (4.45m x 4.42m)

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

En-Suite Shower Room

7'6 x 6'3 (2.29m x 1.91m)

Fitted with a quality white three piece suite which includes a wash hand basin with a shelf and shaver light and socket above, a shower cubicle and a toilet with a toilet roll holder. Central heating radiator.

Bedroom 3

15' x 10'10 (4.57m x 3.30m)

Another double bedroom with a window to the front with a central heating radiator below. Double doors to the en-suite bathroom.

En-Suite Bathroom

6'9 x 15' (2.06m x 4.57m)

Fitted with a quality white four piece suite which includes a freestanding roll top baath, a toilet, a bidet and a wash hand basin below one of the two windows to the side with a shaver light and socket above. Superb open views of the surrounding countryside and access to the loft. Central heating radiator with a heated towel rail.

Gardens

Superb cottage gardens surrounding the property on three sides, which include a well stocked flower garden at the front and a generous lawn garden at the side which takes advantage of the superb countryside views. Further flowerbeds at the rear of the cottage and a driveway offering ample parking for a number of vehicles.

General Information

Full oil fired central heating.

All fitted floor coverings are included in the sale.

Services-Mains water and electric, drainage to septic tank.

Council tax band D.

EPC rating F.

Agency Information

OFFICE OPENING HOURS

Monday - Friday - 9.00am - 17.00pm

Saturday - 9.00am - 12.00pm.

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 interested.

VIEWINGS

Strictly by appointment with the agent.

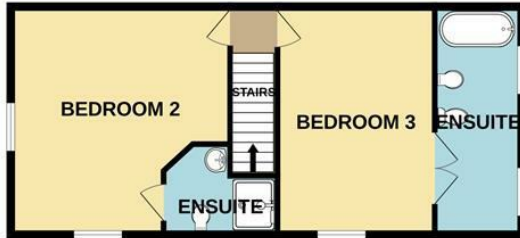




GROUND FLOOR
1173 sq.ft. (108.9 sq.m.) approx.



1ST FLOOR
553 sq.ft. (51.3 sq.m.) approx.



TOTAL FLOOR AREA: 1725 sq.ft. (160.3 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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