



# Pop Inn Low Humbleton

Wooler, NE71 6SX

**Price Guide £220,000**



A superb opportunity to purchase this charming two bedroom semi-detached cottage, which is located in the small hamlet of Low Humbleton approximately one mile north of Wooler. The Pop Inn has stunning open views of the surrounding countryside and of Humbleton Hill to the rear.

The cottage has been tastefully upgraded by the present owner, creating charming accommodation that is ready to walk into, which has the benefits of full double glazing, electric heating and solar panels. The interior is entered through a porch at the front which gives access to the entrance hall, there is a generous dual aspect lounge which takes advantage of the countryside views and a large inglenook fireplace with a multi-fuel stove, the kitchen/breakfast room is fitted with top quality cream shaker units with integrated appliances and ample space for a table and chairs. There is a modern shower room with a three piece suite and two good sized double bedrooms.

Paved garden at the front with a fuel store to the side. Stunning rear garden with lawns, well stocked flowerbeds, shrubberies and a large vegetable plot. Also in the garden is a summerhouse which enjoys the views of the surrounding countryside and garden, a greenhouse and a garden shed. Ample parking at the top of the garden which offers space to build a garage if required.

We would highly recommend viewing of this property, contact our Wooler office to make an appointment.



## Entrance Porch

7'1" x 6'8" (2.16m x 2.03m)

Entrance door to the side of the porch which has a window to the front and side taking advantage of the open countryside views. Electric heater and a glazed door to the entrance hall.

## Entrance Hall

5'8" x 3'7" (1.73m x 1.09m)

Door to the lounge and a doorway to the kitchen, the entrance hall has the electric meters.

## Kitchen/Breakfast Room

14'9" x 10'9" (4.50m x 3.28m)

Fitted with a superb range of cream shaker wall and floor kitchen units, with under unit lighting and spacious wood effect worktop surfaces with a tiled splash back. Integrated automatic washing machine, fridge and freezer and a built-in double oven, four ring ceramic hob with a cooker hood above. Stainless steel sink and drainer below the window to the front, there is also a window at the rear of the cottage. Electric heater and eleven power points.

## Lounge

14'8" x 14'3" (4.47m x 4.34m)

A spacious dual aspect lounge with a window to the rear and a picture window to the front with superb open views of the surrounding countryside. Large inglenook fireplace with a multi-fuel stove and a built-in storage cupboard to the side. Six power points and a television point.

## Internal Hall

13'11" x 3'0" (4.24 x 0.91)

Window to the rear and an electric heater.

## Bedroom 1

14'11" x 8'9" (4.55 x 2.67)

A double bedroom with a window to the front, an electric heater and four power points.

## Bedroom 2

11'3" x 6'8" (3.43m x 2.03m)

A single bedroom with a built-in double wardrobe with cupboard space above. Window to the front, an electric heater and four power points.

## Shower Room

11'8" x 6'8" (3.56 x 2.03)

Fitted with a modern white three piece suite, which includes a corner shower cubicle with an electric shower, a wash hand basin with a vanity unit below and a toilet. Frosted window to the front, a heated towel rail and an electric heater.

## Garden

Paved garden at the front of the cottage and a useful wood store at the side. Gate leading to the large garden at the rear and side with a lawn, well stocked flowerbeds and shrubberies. A summerhouse taking advantage of the stunning views of the surrounding countryside and Humbleton Hill. There is a greenhouse and a garden shed. Gate at the top of the garden leading to a parking area which offers an ideal space to build a garage if required.

## General Information

Full double glazing.

Full electric heating.

All fitted floor coverings are included in the sale.

Services-Mains electric and telephone, a private water supply and drainage into a septic tank.

Tenure-Freehold.

Council tax band B.

EPC - 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 services, heating systems and their appliances are untested.

#### VIEWING

Strictly by appointment with the selling agent.









GROUND FLOOR  
706 sq.ft. (65.6 sq.m.) approx.



TOTAL FLOOR AREA : 706 sq.ft. (65.6 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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