



Garden Cottage Cottage Road

Wooler, NE71 6AD

Offers Over £550,000

A fabulous opportunity to purchase this spacious detached house, which is currently split into two properties, however, it could easily be converted back into one dwelling. The current owner lives in one of the semi-detached houses, with the other property being used as a holiday let, which would give the new owner a superb extra income, or it offers the potential to use it as a 'granny flat'. Each house has their own parking and garden which is mainly laid to lawns.

The Garden House is the largest of the properties, which consists of an entrance hall with a cloakroom, a generous lounge, a large breakfasting kitchen with cream shaker units, a spacious conservatory and a utility room. On the first floor are three generous bedrooms and a bathroom with a four-piece suite.

The other property consists of a entrance hall with a cloakroom, a large lounge with an inglenook fireplace and a doorway to the modern shaker kitchen with appliances and a dining area. On the first floor are two double bedrooms and a bathroom. The houses have adjoining doors on the ground and first floor levels. Both properties have double glazing and gas central heating.

Don't miss out on this superb opportunity, contact our Wooler office to arrange a viewing.



Entrance Hall

17'4 x 7'7 (5.28m x 2.31m)

Partially glazed entrance door to the hall with stairs to the first floor landing with an understairs cupboard. Central heating radiator and a large built-in storage cupboard.

Cloakroom

7'4 x 3'4 (2.24m x 1.02m)

Fitted with a white two-piece suite which includes a toilet and a wash hand basin. Frosted window to the front.

Kitchen/Breakfast Room

10' x 19'4 (3.05m x 5.89m)

A large kitchen fitted with a range of cream shaker wall and floor units, which incorporates two glass display cabinets and ample worktop surfaces incorporating a breakfast bar. Built-in microwave, double oven, a four ring ceramic hob with a cooker hood above. Stainless steel sink and drainer below the window to the rear there is also a window to the side. Integrated fridge and automatic washing machine. Recessed ceiling spotlights and patio doors to the conservatory and doors to the lounge and the utility room.

Utility Room

9' x 7'2 (2.74m x 2.18m)

With a stable door giving access to the rear garden the utility room has a built-in double wall cabinet, plumbing for an automatic washing machine and a door to the adjoining house..

Conservatory

9'5 x 22'8 (2.87m x 6.91m)

A large conservatory which is glazed on three sides overlooking the garden to the rear, it has a central heating radiator and double French doors to the garden.

Lounge

13'6 x 11'7 (4.11m x 3.53m)

A spacious reception room with large patio doors to the front making it a bright and airy room. Attractive fireplace with a marble insert and hearth and a modern electric fire. Central heating radiator.

First Floor Landing

12'5 x 3'1 (3.78m x 0.94m)

With a large walk-in airing cupboard housing the hot water tank and a large walk-in storage cupboard. Access to the loft.

Bathroom

10'3 x 7'4 (3.12m x 2.24m)

Fitted with a modern white four-piece suite which includes a bath with a shower attachment, a toilet, a wash hand basin with a medicine cabinet above and a double shower cubicle. Frosted window to the front, a heated towel rail and recessed ceiling spotlights.

Bedroom 1

12'4 x 11'6 (3.76m x 3.51m)

A double bedroom with a window to the rear and a central heating radiator.

Bedroom 2

10'5 x 11'6 (3.18m x 3.51m)

A double bedroom with a window to the front and a central heating radiator.

Bedroom 3

7'6 x 11' (2.29m x 3.35m)

A good sized bedroom with a built-in double wardrobe, shelving and drawers. Window to the rear and a central heating radiator.

Garden House

Entrance Hall

3'5 x 7'7 (1.04m x 2.31m)

Double French doors giving access to the hall which has a window to the side and the door to the cloakroom. Double doors to the lounge.

Cloakroom

7'5 x 3'5 (2.26m x 1.04m)

Fitted with a white two-piece suite which includes a wash hand basin with a mirror above and a toilet. Frosted window to the front.



Lounge

13'4 x 18'9 (4.06m x 5.72m)

A spacious open plan lounge with a doorway to the kitchen and stairs to the first floor landing with a built-in cupboard below. Large inglenook fireplace with a marble mantelpiece and hearth. Double patio doors to the front, two central heating radiators and recessed ceiling spotlights.

Kitchen/Dining Area

10' x 19'3 (3.05m x 5.87m)

Fitted with a superb range of cream wall and floor kitchen units with wood effect worktop surfaces with a tiled splashback. Built-in oven, four ring ceramic hob with a cooker hood above, integrated fridge, freezer and dish washing machine. Stainless steel sink and drainer below the window to the rear. Double patio doors to the rear garden and a French door to the side. Central heating radiator and recessed ceiling spotlights.

First Floor Landing

10'5 x 3'2 (3.18m x 0.97m)

With a large built-in storage cupboard.

Bedroom 1

10'5 x 20'2 (3.18m x 6.15m)

A large double bedroom with two windows to the rear and a window to the side. Two built-in triple wardrobes offering excellent storage and a built-in dressing table and drawers. Two central heating radiators.

Bathroom

10'3 x 7'4 (3.12m x 2.24m)

Fitted with a quality white three-piece suite which includes a bath, a toilet, a shower cubicle and a wash hand basin with a medicine cabinet above. Heated towel rail and a frosted window to the front.

Bedroom 2

11'5 x 10'5 (3.48m x 3.18m)

A double bedroom with a window to the front and a central heating radiator.

Gardens and Grounds

The houses have their own enclosed lawn gardens and parking.

Agency Information

OFFICE OPENING HOURS

Monday - Friday 9:00 - 17:00

Saturday - by appointment.

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 untested.

This brochure including photography was prepared in accordance with the sellers instructions.

VIEWINGS

Please contact the agent for viewing availability.

General Information

Both properties:

Full double glazing.

Full gas central heating.

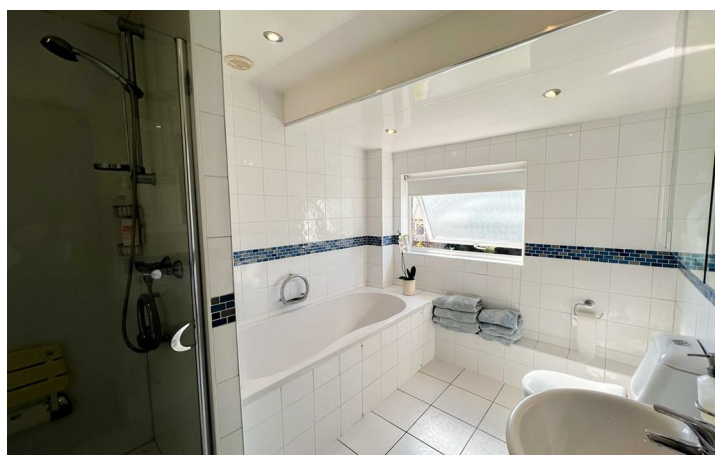
All fitted floor coverings are included in the sale.

Freehold.

All mains services are connected.

Both properties are council tax band C.

Energy rating TBC.









GROUND FLOOR
1293 sq.ft. (120.1 sq.m.) approx.



1ST FLOOR
1124 sq.ft. (104.4 sq.m.) approx.



TOTAL FLOOR AREA : 2416 sq.ft. (224.5 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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