



GLEN VIEW  
HIGH HUMBLEDON  
NR, WOOLER

£550,000 GUIDE  
PRICE

A very attractive stone-built cottage located in the hamlet of High Humbledon on the edge of the Northumberland National Park. The property offers very spacious accommodation and retains many features including vaulted ceilings, stone architraves, exposed beams, fireplaces, log burning stove and Rayburn. Bathrooms are well appointed, two with claw-foot cast iron baths. The accommodation comprises; On The Ground Floor; Porch, Entrance Hall, Kitchen, Living Room, Sitting Room, Bedroom and Family Bathroom. On the First Floor; Two En-Suite Bedrooms. The property extends to approx. 1,750 sq. ft. (160 sq. mts.) and requires a little amount of upgrading. Externally there is parking and outhouses with very pretty cottage gardens.

AYRE  
PROPERTY  
SERVICES

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## Wooler

Wooler is a small self-contained market town situated close to the Cheviot Hills and Northumberland National Park. The county's renowned coastline is within easy reach. The A697 provides direct access to Newcastle and the Scottish Borders and there are mainline railway stations at Alnwick (Alnmouth) & Berwick. The town serves a large rural catchment and consequently has a comprehensive range of shops, banks, hotels and restaurants. The addition of Ad Gefrin has made the town a destination stop. Wooler has a golf course and modern medical and veterinary facilities. A 2014 research study concluded that Wooler was one of the best places in England for families to live.

## Services

Mains electricity, oil, drainage and water.

## Postcode

NE61 6SU

## Local Authority

Northumberland County Council

Tel: 0345 600 6400

## Council Tax

Band D - £2,191.65 - 2023/24

## Tenure

Freehold

## EPC Rating

Current Rating - F

Full report available upon request.

## Viewing

Strictly by appointment with the selling agents.

## Location

For detailed directions please contact the selling agents.

Details Prepared October 2023

Property Reference 3588255

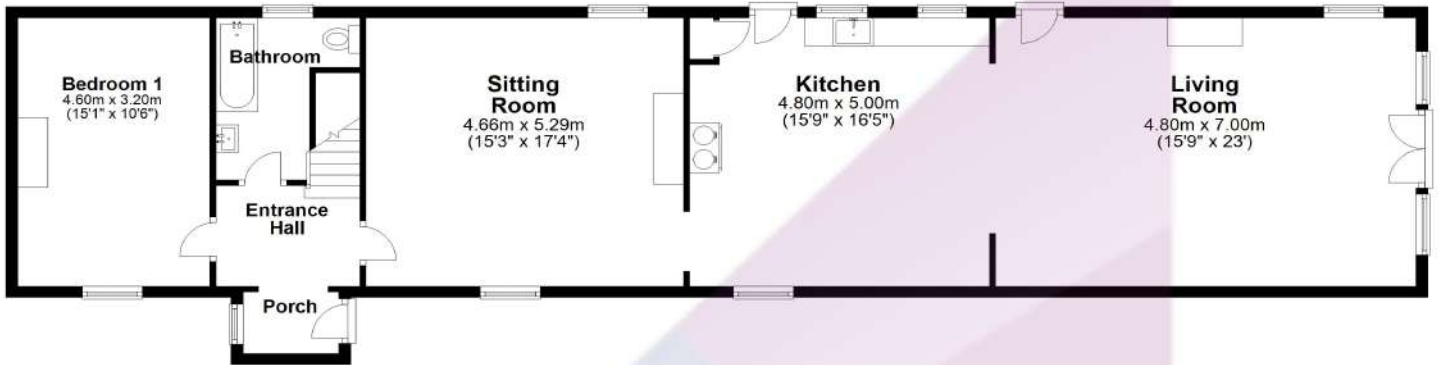


Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	27 F	
1-20	G		



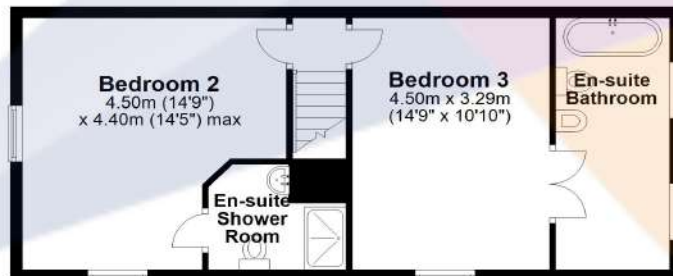
**Ground Floor**

Approx. 112.3 sq. metres (1209.1 sq. feet)



**First Floor inc. restr. head height**

Approx. 48.5 sq. metres (522.4 sq. feet)



Total area: approx. 160.9 sq. metres (1731.5 sq. feet)

Floor plan is approximate and is provided for visual reference only.  
Plan produced using PlanUp.

**Glen View**





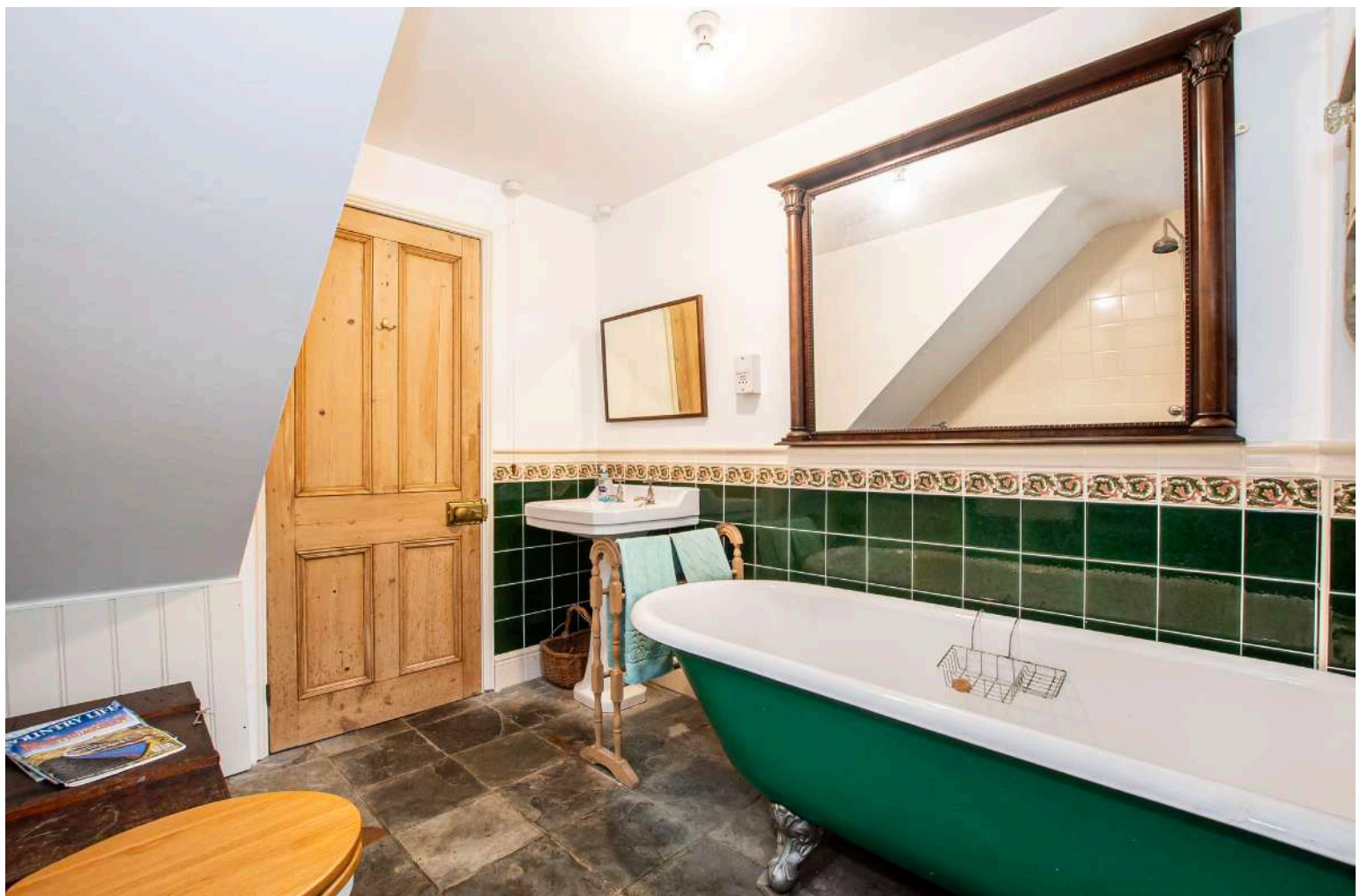










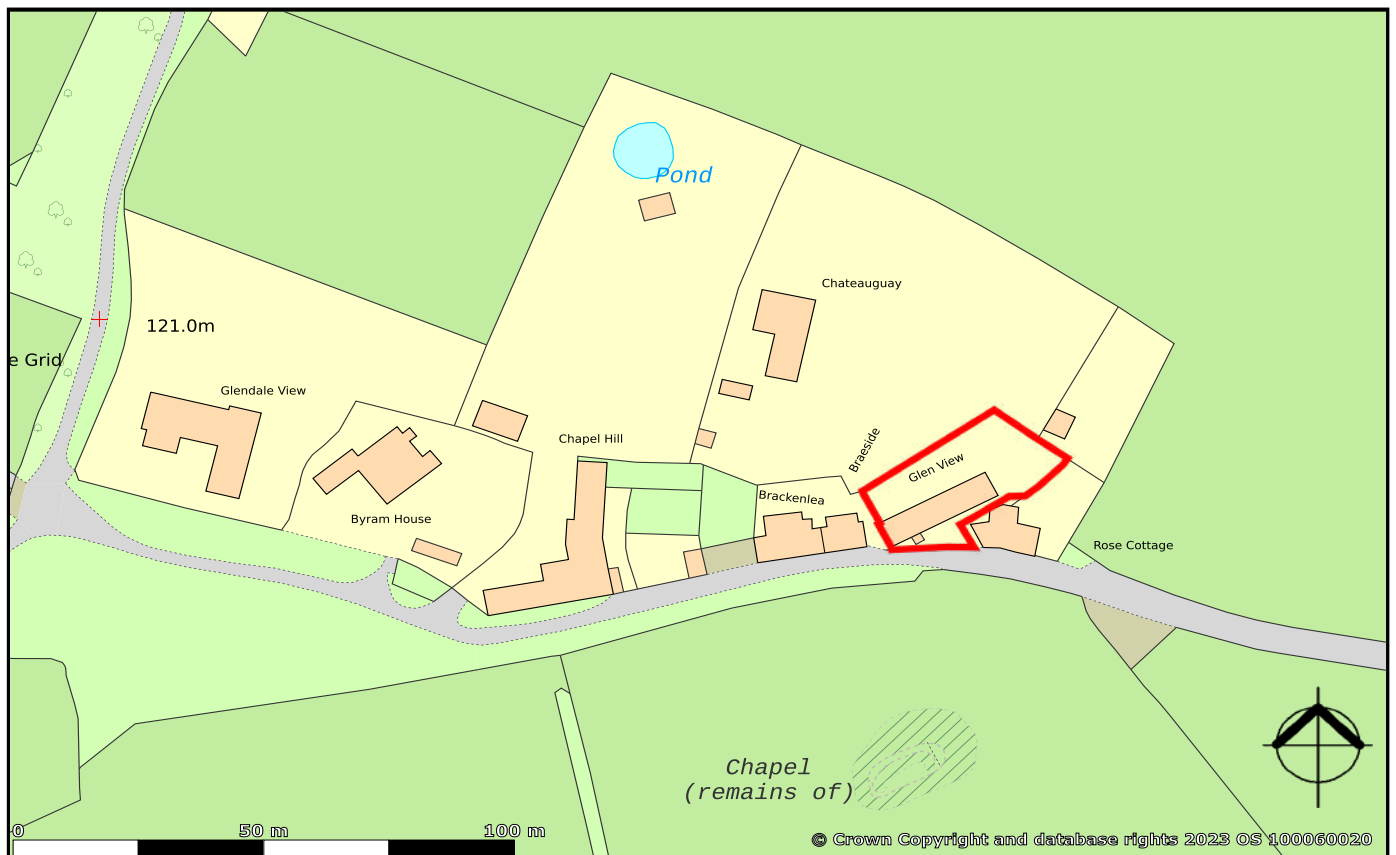


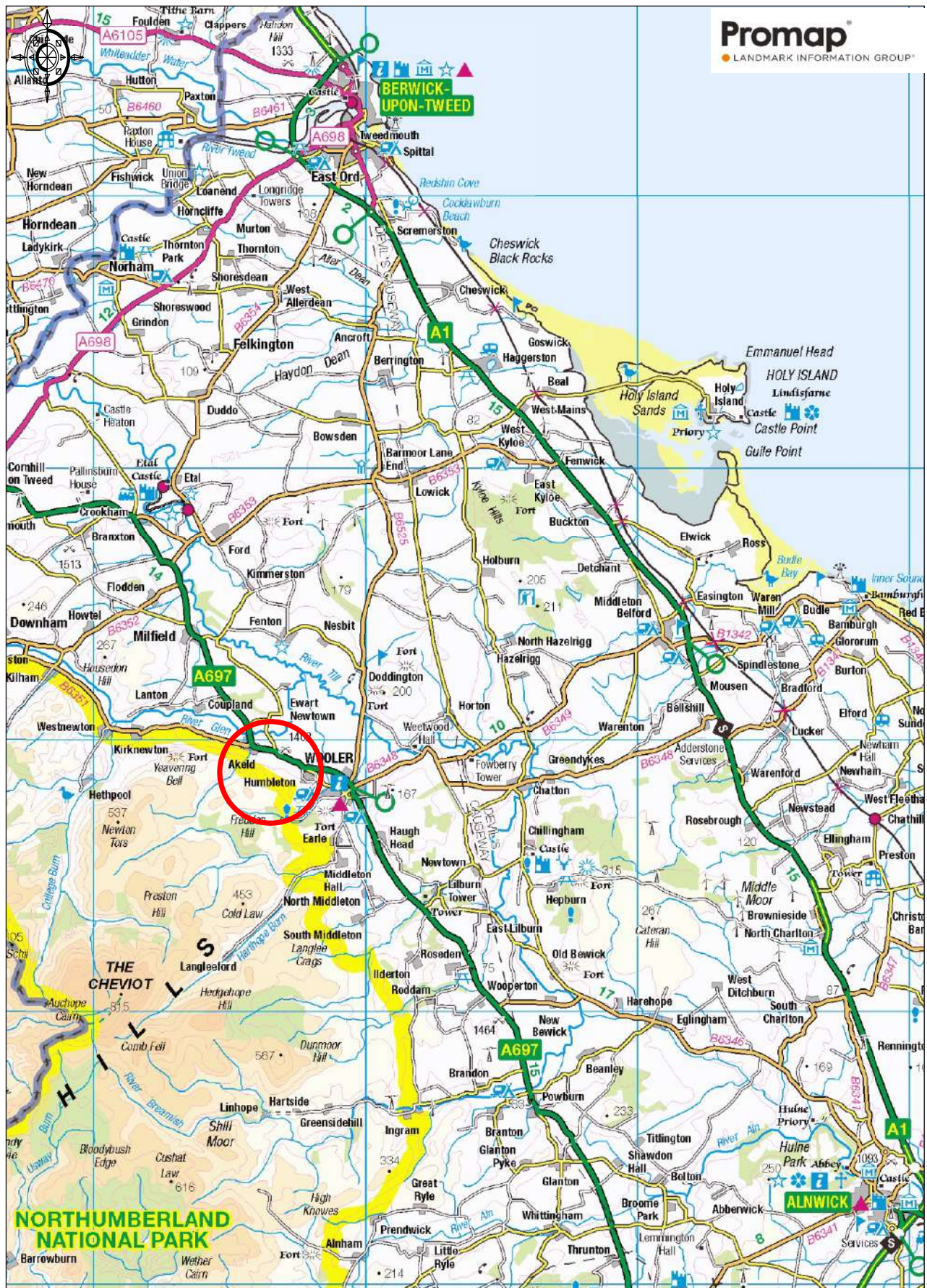






Glen View, High Humbleton, Wooler, NE71 6SU





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