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**8 Magdalene Court, Wooler - NE71 6AY**

Guide Price £325,000

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## Property Details

Occupying a desirable position within the popular Magdalene Court development, No. 8 is a beautifully presented detached four-bedroom family home which offers spacious and versatile accommodation, ideal for modern family living. Benefiting from a beautifully landscaped rear garden, private driveway parking for two vehicles, a garage, and a sought-after position with no overlooking properties to the rear.

The ground floor is thoughtfully designed with a welcoming entrance that leads to a bright and spacious living room, a convenient downstairs WC, and internal access to the garage. To the rear, the heart of the home is the generous open-plan kitchen and dining area, featuring French doors that open directly onto the patio and garden.

Upstairs, the property offers a well-proportioned principal bedroom complete with its own ensuite shower room complemented by under floor heating. Three further generously sized bedrooms provide excellent accommodation for family members, guests, or home working requirements. A contemporary family bathroom serves the remaining bedrooms.

Externally, the rear garden has been beautifully landscaped to create an attractive outdoor space. The patio area is perfect for al fresco dining, while the raised decking enjoys a sunny aspect and provides a wonderful suntrap. The property also benefits from a high degree of privacy, with no overlooking houses to the rear and no future development planned behind No. 8.







## General Remarks

What3words: ///betraying.reporter.remaining

Tenure

Freehold

Council Tax

Band D

Energy Efficiency Rating

EPC Rating: C (76)

Local Authority

Northumberland County Council

Services

Mains electricity, water, drainage, gas central heating. Fibre broadband services are available.

Fixtures and Fittings

All fitted carpets, curtain poles, blinds, light fittings and integrated appliances form part of the sale.

Listing and Conservation

8 Magdalene Court is not listed nor does it lie within a conservation area.













## Area Insights

Wooler is a charming and well-connected market town nestled at the foot of the Cheviot Hills, offering a strong sense of community and an ideal base for exploring the stunning Northumberland countryside. Known as the ‘Gateway to the Cheviots’, it combines rural tranquillity with practical amenities, including independent shops, cafés, public houses, and essential services.

The town is home to Wooler First School and Glendale Middle School, providing local education options for families, and is within reach of secondary schools in nearby towns. Wooler supports a wide range of outdoor activities, from hiking and cycling to golf and birdwatching, making it popular with both locals and visitors.

Just 18 miles north, Berwick-upon-Tweed offers excellent transport links via its mainline rail station, with direct services to Edinburgh, Newcastle, and London, along with a wider choice of supermarkets, healthcare facilities, and cultural attractions. To the south, Alnwick is a historic town best known for Alnwick Castle and Gardens.

It offers a great selection of shops, restaurants, schools, and leisure facilities, and benefits from direct access to the A1, making travel by car quick and convenient. Together, these three towns offer a superb blend of rural charm, community spirit, and access to regional hubs, making the area both peaceful and practical for full-time living or holiday enjoyment.

## Distances

Berwick-upon-Tweed 18 miles, Morpeth 31 miles, Alnwick 18 miles, Bamburgh 17 miles, Kelso 23 miles, Newcastle City Centre 47 miles, Newcastle Airport 46 miles, Edinburgh Airport 79 miles, Edinburgh City Centre 64 miles. (All distances are approximate)





## Useful Links

Everything you need to know about Wooler:

<https://www.visitwooler.org/>

Walking in the Cheviots: <http://cheviotwalks.org>

Walking trails from Wooler:

<https://www.alltrails.com/england/northumberland/wooler>

Tankerville Hotel Wooler: <https://tankervillehotel.co.uk/>

Chillingham Castle: <https://chillingham-castle.com/>

Fishing in Northumberland: <https://northumbrian-angler.co.uk/river-till/>

Fishing - <https://www.fishpal.com/Scotland/Tweed>

Glendale Middle School;

<http://www.glendale.northumberland.sch.uk/website>

Wooler First School:

<http://www.wooler.northumberland.sch.uk/website>

The Maltings, Berwick -

<https://www.maltingsberwick.co.uk/?FromMobile=1>

Berwick Museum -

<https://museumsnorthumberland.org.uk/berwick-museum-art-gallery>

Berwick Castle - [https://www.english-](https://www.english-heritage.org.uk/visit/places/berwick-upon-tweed-castle-and-ramparts)

[heritage.org.uk/visit/places/berwick-upon-tweed-castle-and-ramparts](https://www.english-heritage.org.uk/visit/places/berwick-upon-tweed-castle-and-ramparts)

Berwick Train Station - [https://www.lner.co.uk/the-east-](https://www.lner.co.uk/the-east-coast-experience/our-stations/berwick-upon-tweed-station)

[coast-experience/our-stations/berwick-upon-tweed-station](https://www.lner.co.uk/the-east-coast-experience/our-stations/berwick-upon-tweed-station)

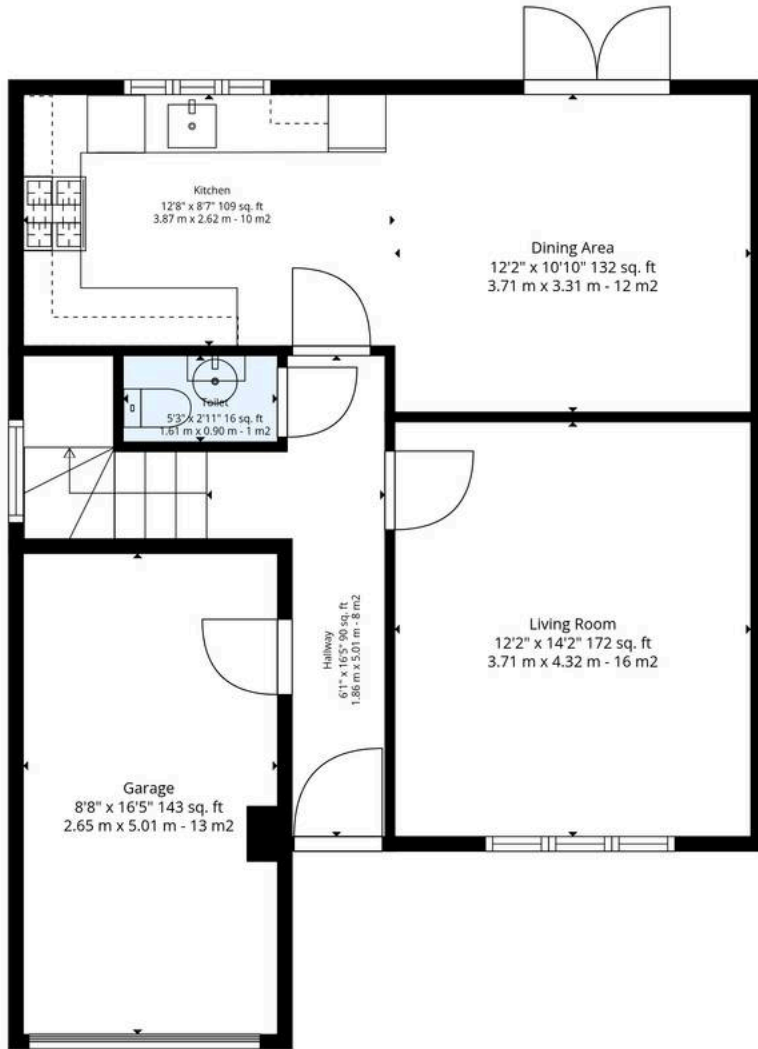
Berwick Food & Beer Festival -

<https://www.berwickfoodandbeerfestival.co.uk/>

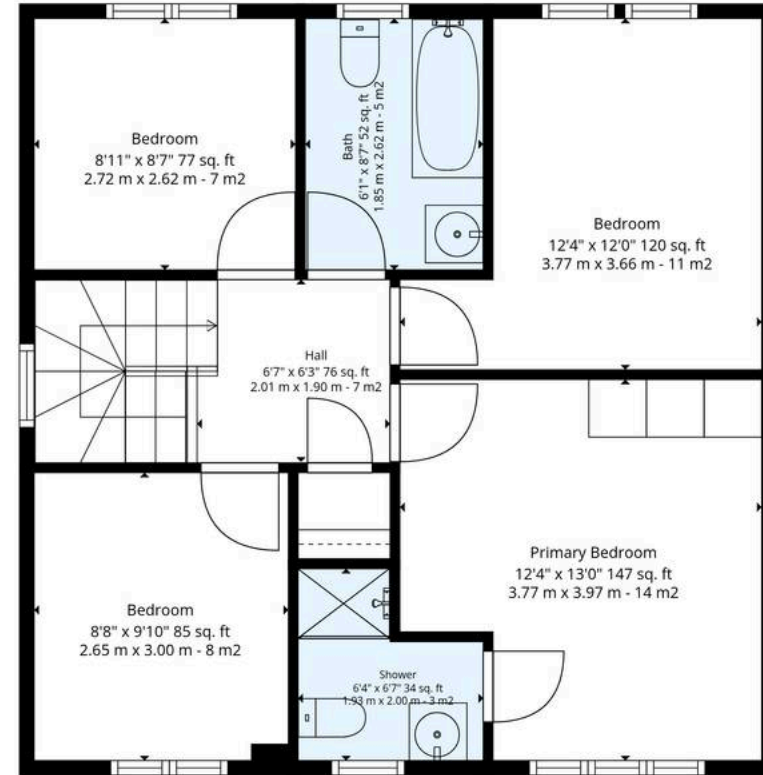
Mowden Hall School - <https://www.mowdenhallpst.org/>

Longridge Towers School - <https://lts.org.uk/>





Ground Floor



First Floor

**Total: 1167 sq. Ft, 109 m<sup>2</sup>**  
 Ground Floor: 537 sq. Ft, 50 M2, First Floor: 630 sq. Ft, 59 m<sup>2</sup>  
 Excluded Areas: Garage: 143 sq. Ft, 13 M2, Walls: 118 sq. Ft, 11 m<sup>2</sup>







### Compliance

All successful bidders will be subject to third party proof of funding and AML (Anti Money Laundering) checks. These checks will consist of proof of address, proof of ID and proof of how the purchase is being funded. Please note there will be a charge of £25 + VAT £30 total per individual. To find out how we process Personal Data, please refer to our privacy policy: <https://www.patonandco.com/privacy-policy/>

### Misrepresentations

1. The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor Paton & Co, the selling agent, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent. 2. The Purchaser(s) shall be deemed to acknowledge that he/she has not entered into contract in reliance on the said statements, that he/she has satisfied himself as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property. 3. Any error, omission, or misstatement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.

### Important Notice

Paton & Co, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either in writing or by word of mouth. Any information given is entirely without responsibility on the part of the agents or the sellers. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and it should not be assumed that the property remains as photographed. Any error, omission or misstatement shall not annul the sale, or entitle any party to compensation or recourse to action at law. It should not be assumed that the property has all necessary planning, building regulation or other consents, including for its current use. Paton & Co have not tested any services, equipment, or facilities. Purchasers must satisfy themselves by inspection or otherwise and ought to seek their own professional advice. 3. All descriptions or references to condition are given in good faith only. Whilst every endeavour is made to ensure accuracy, please check with us on any points of especial importance to you, especially if intending to travel some distance. No responsibility can be accepted for expenses incurred in inspecting properties which have been sold or withdrawn. 4. The property is sold subject to and with the benefit of all servitude rights, burdens, reservations, and wayleaves including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes whether contained in the title deeds or informally constituted and whether or not referred to above. 5. These particulars and plan are believed to be correct, but they are in no way guaranteed. Any error, omission or misstatement shall not annul the sale or entitle any party to compensation nor in any circumstances give grounds for action at law. 6. Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. 7. Paton & Co Estate Agents LLP does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let, or withdrawn.



**Paton & Co**

Paton & Co LLP, Conduit House - TD15 1TB

01289542400 • [enquiries@patonandco.com](mailto:enquiries@patonandco.com) • [www.patonandco.com/](http://www.patonandco.com/)

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