



## Flossy's House 2 Wandon Farm Cottages

Wooler, NE71 6EW

Offers In The Region Of £240,000

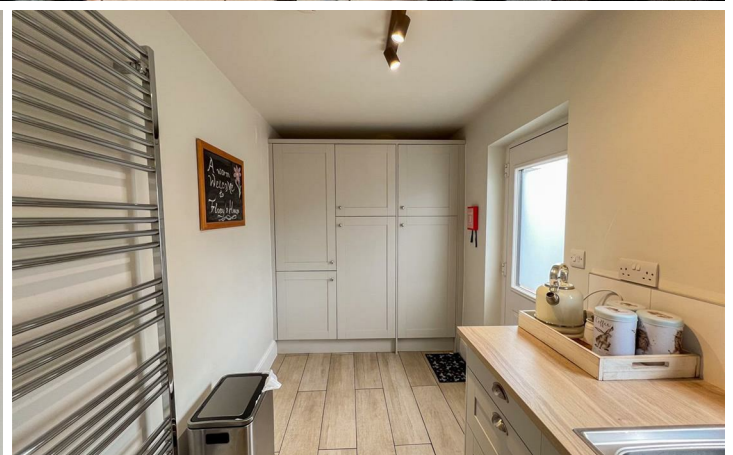
An excellent opportunity to purchase this delightful mid-terraced cottage, which has been tastefully upgraded by the present owners, offering a perfect blend of character and charm with modern fixtures and fittings. Flossy's cottage is located one mile from the picturesque village of Chatton, which has a public house and a shop, the town of Wooler is only four miles from the property where there is more facilities.

Located in a rural setting the cottage has stunning views of the surrounding countryside. Spanning an impressive 861 square feet, the property offers well proportioned accommodation which comprises of a welcoming entrance hall, a spacious lounge/dining area with a large inglenook fireplace, a modern grey shaker kitchen with fitted appliances and a fully tiled shower room with a contemporary white suite. On the first floor are two bedrooms, the main bedroom is dual aspect and has the original fireplace, both bedrooms enjoy the open views.

The present owners have been running the cottage as a holiday let, however, it would make an ideal weekend retreat or a permanent residence.

There is a paved garden at the rear of the cottage and a shared garden at the front, along with allocated parking.

With the combination of modern amenities and stunning views, this mid-terraced cottage presents an excellent opportunity for those looking to embrace rural living without compromising on quality. Do not miss the chance to make this charming property your new home.



## Entrance Hall

16'2 x 6'7 (4.93m x 2.01m)

Partially glazed entrance door giving access to the hall which has a window at the front, a cloaks hanging area and stairs to the first floor landing with an understairs cupboard. Central heating radiator and two power points.

## Lounge/Dining Area

15'3 x 14'7 (4.65m x 4.45m)

A spacious reception room with a large inglenook fireplace with a stone inset, timber surround and slate hearth. Triple window at the front with open countryside views, a central heating radiator and ten power points.

## Kitchen

6'1 x 13'11 (1.85m x 4.24m)

Fitted with a quality grey shaker kitchen with an excellent range of wall and floor units with wood effect worktop surfaces with a tiled splashback. One and a half bowl stainless steel sink and drainer below the window to the rear, there is also a glazed entrance door giving access to the rear garden. Built-in oven, four ring ceramic hob with a cooker hood above. Integrated fridge and freezer and plumbing for an automatic washing machine. Heated towel rail and five power points.

## Shower Room

8'1 x 7'4 (2.46m x 2.24m)

A fully tiled shower room which is fitted with a quality white three-piece suite which includes a corner shower cubicle, a circular wash hand basin with a mirror above and a toilet. Frosted window at the rear and a heated towel rail.

## First Floor Landing

2'9 x 9'7 (0.84m x 2.92m)

Giving access to the two bedrooms, the landing has a window to the rear.

## Bedroom 1

15'4 x 12'4 (4.67m x 3.76m)

A large dual aspect double bedroom with a window at the

front and rear with superb open countryside views. Feature wooden panelled wall behind the bed position, the original stone fireplace and a central heating radiator. Access to the loft and six power points.

## Bedroom 2

12'1 x 9'3 (3.68m x 2.82m)

A good sized bedroom with a beamed ceiling, half wooden panelled walls and window at the front with open countryside views. Central heating radiator and four power points.

## Garden

There is allocated parking at the front of the cottage. Shared garden at the front and a paved garden at the rear.

## Agency Information

OFFICE OPENING HOURS

Monday - Friday 9.00 - 17.00

Saturday - 9.00-12pm

## FIXTURES & FITTINGS

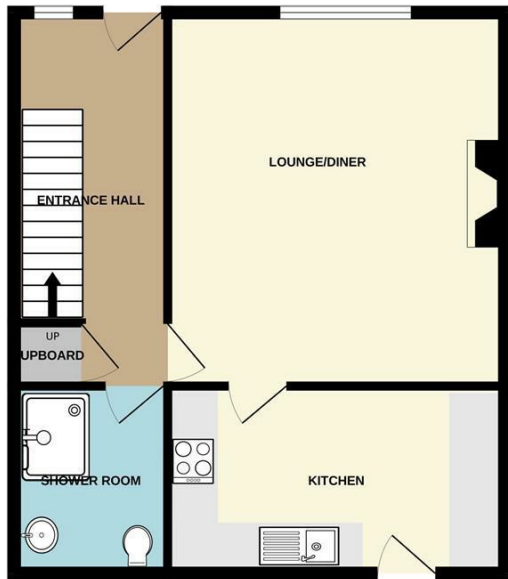
Items described in these particulars are included in sale, all other items are specifically excluded. All heating systems and their appliances are untested.

## VIEWING

Strictly by appointment with the selling agent.



GROUND FLOOR  
508 sq.ft. (47.2 sq.m.) approx.



1ST FLOOR  
339 sq.ft. (31.5 sq.m.) approx.



TOTAL FLOOR AREA : 847 sq.ft. (78.7 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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