



## 3 Wandon Farm Cottages

Wooler, NE71 6EW

Offers In The Region Of £250,000

We are pleased to bring to the market this delightful end-terraced stone built cottage, located in an elevated position one mile from Chatton, with superb open views of the surrounding countryside. The village of Chatton has the Percy Arms public house and a village shop, Wooler is four miles away where there are more facilities.

The cottage would make an ideal holiday home, weekend retreat, or as a permanent residence, with the benefits of full double glazing and oil central heating. Offering the perfect blend of comfort and convenience, the interior comprises of a spacious lounge/dining area with an attractive stone built inglenook fireplace with a multi-fuel stove. A well appointed kitchen with a range of grey shaker units with appliances and a quality fully tiled modern shower room. On the first floor are two bedrooms, both with superb open views and the main bedroom has the original fireplace.

Paved garden at the rear of the cottage and a shared garden at the front. there is parking at the side and front of the property.

This terraced cottage presents a wonderful opportunity for anyone looking to settle in a picturesque location with a strong sense of community. Whether you are a first-time buyer or seeking a rental property, this cottage is sure to impress, contact our Wooler office to arrange a viewing.



## Entrance Hall

16'6 x 6'7 (5.03m x 2.01m)

Partially glazed entrance door giving access to the hall, which has stairs to the first floor landing with a built-in understairs cupboard. Central heating radiator and a window to the side.

## Lounge/Dining Area

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

A spacious reception room with a triple window at the front with superb countryside views and the original stone built inglenook fireplace with a multi-fuel stove. Central heating radiator and six power points.

## Kitchen

6'2 x 14'7 (1.88m x 4.45m)

Fitted with excellent range of grey shaker wall and floor units with ample worktop surfaces with a tiled splashback. One and a half stainless steel bowl sink with drainer below the window to the rear, there is also a partially glazed entrance door giving access to the rear garden. Built-in oven, four ring ceramic hob with a cooker hood above. Plumbing for an automatic washing machine, a heated towel rail and nine power points

## Shower Room

8' x 6'6 (2.44m x 1.98m)

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

## First Floor Landing

3' x 9'6 (0.91m x 2.90m)

Giving access to the bedrooms on the first floor level and a window at the rear.

## Bedroom 1

15'9 x 12'2 (4.80m x 3.71m)

A spacious dual aspect double bedroom with a window at the front and rear with superb open countryside views.

Original stone built fireplace, access to the loft, a central heating radiator and four power points.

## Bedroom 2

12'3 x 9'4 (3.73m x 2.84m)

Window at the front with countryside views, a central heating radiator and four power points.

## Garden

Paved enclosed garden at the rear and a shared garden at the front. Parking at the side and front.

## General Information

Full double glazing.

Full oil central heating.

All fitted floor coverings are included in the sale.

Tenure-Freehold.

Council tax band A.

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

EPC - D

## Agency Information

OFFICE OPENING HOURS

Monday - Friday 9:00 - 17:00

Saturday 9:00 - 12:00

## FIXTURES & FITTINGS

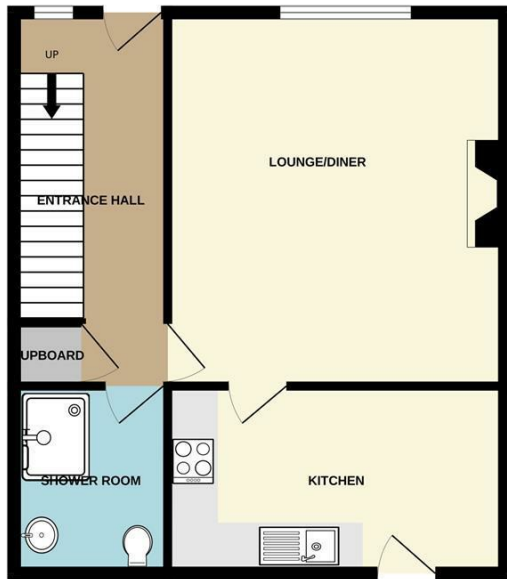
Items described in these particulars are included in sale, all other items are specifically excluded. All services, heating systems and their appliances are untested.

## VIEWING

Strictly by appointment with the selling agent and viewing guidelines due to Coronavirus (Covid-19) to be adhered to.



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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