



Rose Cottage High Humbleton

Wooler, Northumberland, NE71 6SU

Offers In The Region Of £375,000

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Nestled in the charming village of High Humbleton, just 0.5 miles from Wooler, Rose Cottage is a delightful detached home set in an elevated position, enjoying stunning open views across the surrounding countryside.

Dating back to around 1800, the property blends character and history with the comforts of modern living. The cottage is entered via a welcoming hallway leading into a bright dual aspect sitting room, featuring an attractive stone built open coal fireplace. Glazed doors open into a spacious sun room, beautifully designed with glazing on three sides to maximise natural light and showcase the spectacular views. The sun room also provides direct access to the front patio and garden. The bespoke oak kitchen is well appointed with built-in appliances, while the accommodation further comprises a generous shower room and two well proportioned bedrooms. The property benefits from full double glazing and electric heating throughout.

A standout feature is the detached bothy, thoughtfully converted to provide additional accommodation. It offers an open plan living/bedroom space along with a shower room, making it ideal as a holiday let, guest suite, or private workspace. Externally, the property enjoys parking for two vehicles. The gardens include a large patio adjoining the sun room, lawned areas with established hedging for privacy, and an additional generous lawn beside the bothy, offering excellent potential for further landscaping.

Rose Cottage is more than just a home it's a lifestyle opportunity. Offering peace, privacy, and breathtaking scenery, yet within easy reach of local amenities, it is perfectly suited as a main residence, holiday retreat, or downsizing option. Early viewing is highly recommended. Please contact our Wooler office to arrange an appointment.



Entrance Hall

5' x 3'4 (1.52m x 1.02m)

Partially glazed entrance door giving access to the hall, which has a cloaks hanging area and a built-in storage cupboard. Glazed door to the sitting room.

Sitting Room

13'3 x 15'2 (4.04m x 4.62m)

A good sized dual aspect reception room with a window either side of the room and an attractive stone built open coal fireplace with an oak mantelpiece and a tiled hearth. Wall mounted electric panel heater and six power points.

Sun Room

10'8 x 12'2 (3.25m x 3.71m)

A superb addition to the cottage, with windows on three sides taking advantage of a stunning open views of the surrounding countryside and over the garden. Partially glazed entrance door giving access to the garden, oak flooring and two electric panel heaters. Four power points and a cupboard housing the electric meters.

Kitchen

6'8 x 12' (2.03m x 3.66m)

Fitted with a range of bespoke oak wall and floor units incorporating glass display cabinets and granite effect worktop surfaces with a tiled splashback. One and a half bowl stainless steel sink and drainer below the double window at the front. Plumbing for an automatic and dish washing machines and space for a fridge freezer. Electric panel heater, a built-in oven, four ring ceramic hob with a cooker hood above. Six power points.

Internal Hall

8'9x2'9 (2.67mx0.84m)

Electric panel heater.

Bedroom 2

10'9 x 6'8 (3.28m x 2.03m)

A good sized single bedroom with a window at the side, an electric panel heater and two power points. Access to the loft.

Shower Room

8'2 x 9'8 (2.49m x 2.95m)

A spacious shower room with a walk-in shower cubicle with an electric shower, a low level toilet and a wash hand basin with a mirror above medicine cabinet to the side and a shaver socket. Heated towel rail and a frosted window to the side. A night storage heater and a built-in airing cupboard housing the hot water tank.

Bedroom 1

11'7 x 12'8 (3.53m x 3.86m)

A generous double bedroom with a bay window to the rear with an electric panel heater below. Six power points and access to the loft.

The Bothy

Sitting Room/Bedroom

7'8 x 14'7 (2.34m x 4.45m)

Partially glazed entrance door giving access to the sitting room, which has two double windows at the front and a single window at the side. Night storage heater and a panel heater. Six power points and a useful built-in storage cupboard.

Shower Room

3'2 x 7'6 (0.97m x 2.29m)

With a built-in shower cubicle with an electric shower, a wash hand basin with a medicine cabinet above and a low level toilet with a shelved cupboard above. Electric heater.

Gardens

Gate giving access to the a gravelled driveway offering 'off road' parking. Raised patio taking advantage of the views over the surrounding countryside and over the lawn with flowerbed surrounds. Hedge with gateway leading to The Bothy with a large lawn.

General Information

Full double glazing.

Full electric heating.

All fitted floor coverings are included in the sale.



Tenure-Freehold.

Services- Drainage into a septic tank, mains water. Mains electric.

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 heating systems and their appliances are untested.

VIEWING

Strictly by appointment with the selling agent.







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