



27 Field Court, Milfield - NE71 6BA

Guide Price £190,000

**PATON & CO**

SALES | LETTINGS | RURAL



## 27 Field Court

### Milfield

A well presented 3-bedroom detached home in a quiet Milfield cul-de-sac, just minutes from Wooler. Offering a private garden with driveway & garage, perfect for a peaceful Northumberland lifestyle.

- Chain Free
- Driveway Parking & Integral Garage
- Karndean Flooring Throughout
- Peaceful Cul-De-Sac Setting
- Short Drive to Wooler & Local Amenities
- Within a Short Walk of Village Amenities

### Accommodation Comprises

Ground Floor- Sitting Room, Dining Kitchen, Cloakroom

First Floor- Principal Bedroom, Double Bedroom, Single Bedroom, Family Bathroom

Garden & Grounds- Front & Rear Garden, Single Garage, Patio



## Property Description

27 Field Court is a well presented three-bedroom detached home, located in the quiet village of Milfield, just a short drive from the bustling market town of Wooler. Tucked away in a peaceful cul-de-sac, this property offers the perfect blend of village charm and modern efficiency.

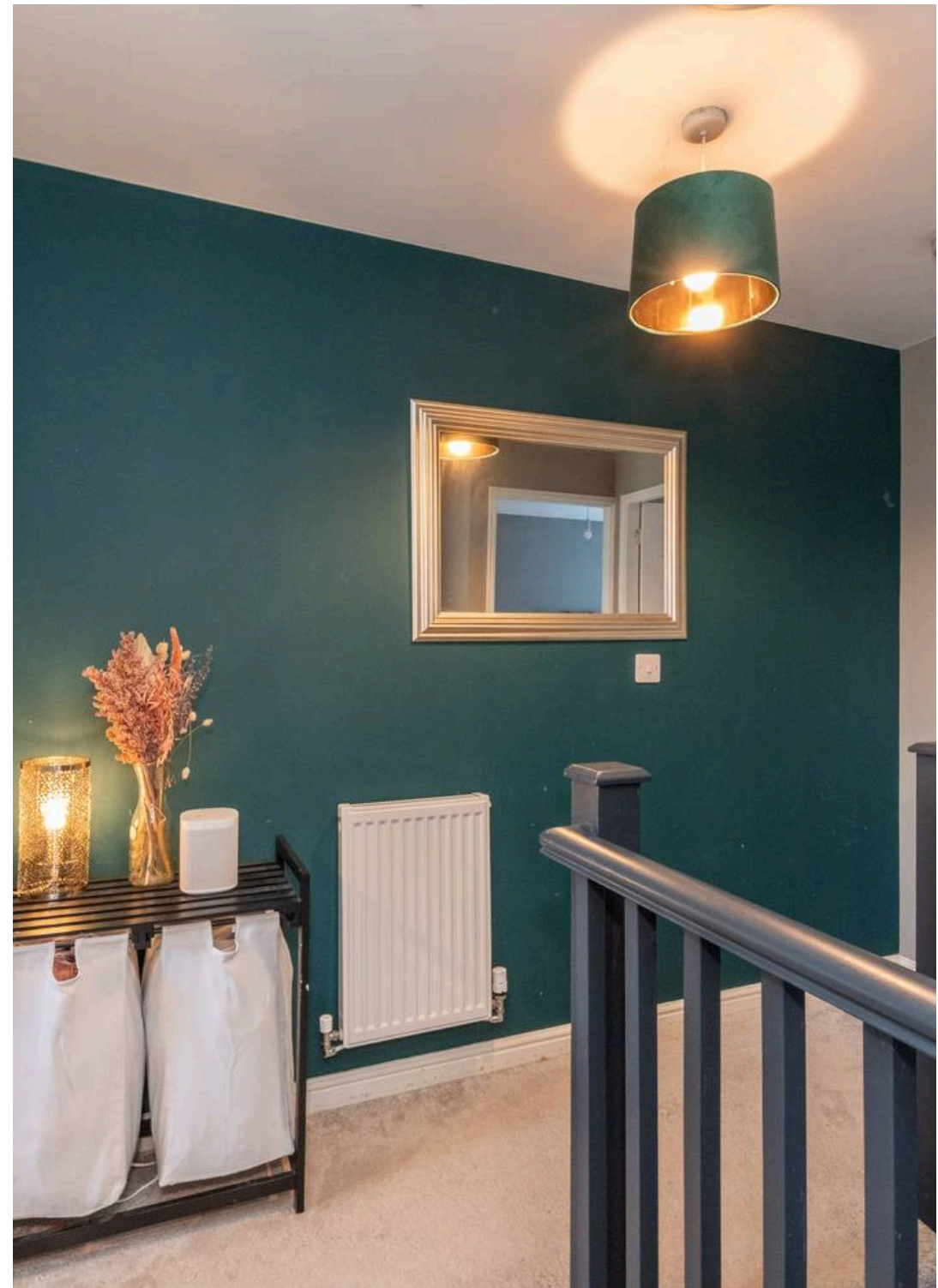
The ground floor is thoughtfully designed for everyday living. A welcoming entrance hall leads into a bright sitting room at the front of the property, a cosy and inviting space overlooking the front garden.

To the rear lies a dining kitchen, complete with sleek cabinetry and integrated appliances. French doors open directly onto the rear garden, bringing the outside in and making the most of the lovely setting. A useful downstairs cloakroom adds further convenience to the layout.

Upstairs, the home offers three bedrooms, the principal bedroom enjoys ample built in storage, while the second bedroom is a generous double, filled with natural light. The third bedroom offers flexibility as a single room, nursery, or home office. A stylish family bathroom completes the first floor.

Externally, the property benefits from a secure and private rear garden, featuring a patio area and a central lawn, perfect for outdoor dining, gardening, or simply unwinding. To the front, there is a further lawned area, a driveway with space for two vehicles, and a garage providing additional parking or storage.

27 Field Court is an ideal home for those seeking a quieter pace of life in the Northumberland countryside, with spacious interiors and easy access to nearby amenities in Wooler and beyond.







## General Remarks

### What3words

<https://w3w.co/shortcuts.precautions.mimed>

### Tenure

Freehold

### Council Tax

Band C

### Energy Efficiency Rating

Band C

### Services

Mains electricity, water, drainage, LPG gas central heating.

### Fixtures and Fittings

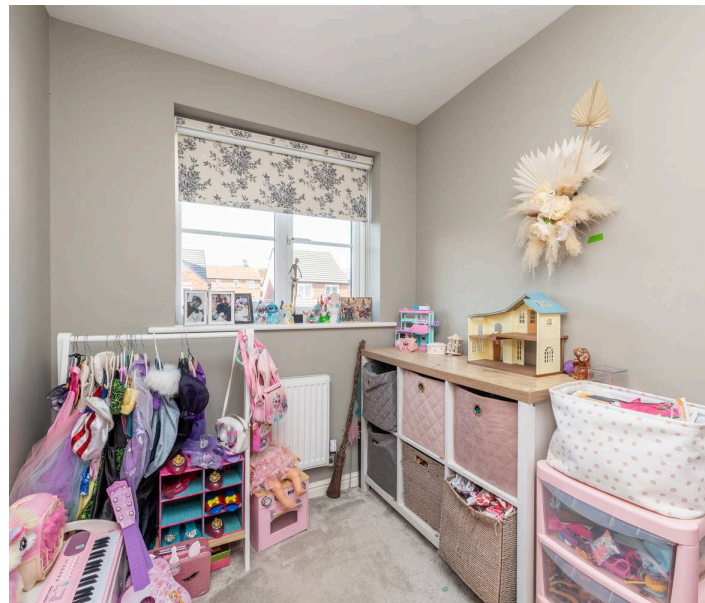
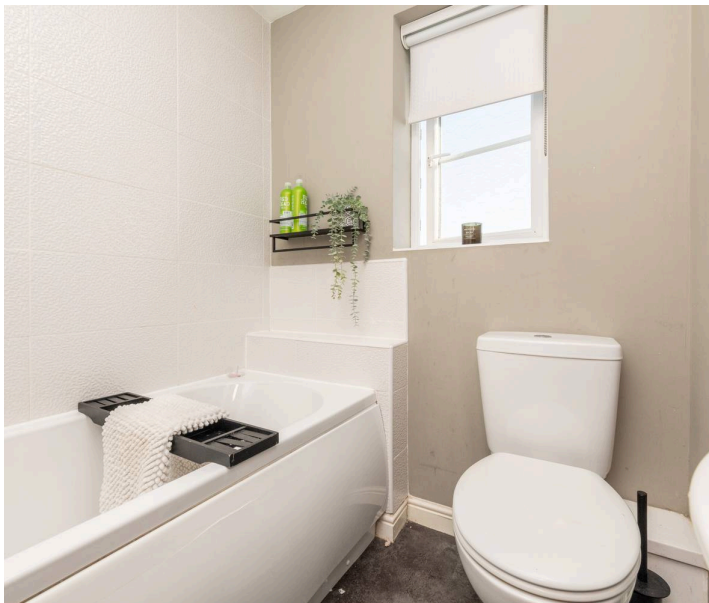
All fitted carpets, curtain poles, blinds, light fittings and integrated appliances form part of the sale.

### Listing and Conservation

27 Field Court is not listed nor does it lie within a conservation area.

### Distances

Wooler 6 miles, Berwick Upon Tweed 14.5 miles, Coldstream 9 miles, Alnwick 25 miles, Bamburgh 21 miles, Kelso 16 miles, Newcastle Upon Tyne 52 miles, Edinburgh 57 miles. (all distances are approximate).





## Area Insights

Field Court is situated in the peaceful village of Milfield, nestled in the heart of North Northumberland. Surrounded by rolling countryside and open farmland, Milfield offers the charm of rural living alongside a welcoming community atmosphere. The village is home to a well-regarded public house, a delightful café that also caters for everyday essentials, and a vibrant village hall that hosts a variety of well-supported community events.

Just a 10-minute drive away lies the vibrant market town of Wooler, known as the gateway to the Cheviot Hills. Wooler offers a range of independent shops and amenities, including the Cheviot Farm Bakery, TR Johnson Butcher, The Good Life Deli, The Chocolate Box, and a Co-op supermarket. The town has a welcoming atmosphere, with excellent local schooling at Wooler First School and Glendale Middle School, both highly regarded by local families. Wooler also features a selection of cafes, pubs, restaurants, and the recently opened Ad Gefrin Whisky Distillery and museum, which has quickly become a key cultural and tourist destination.

Further afield, the historic town of Berwick-upon-Tweed is approximately 22 miles to the northeast. Berwick boasts impressive Elizabethan town walls, a thriving arts scene centred around The Maltings theatre and cinema, and a range of national supermarkets, shops, and services. It also offers a mainline railway station with direct connections along the East Coast, including Edinburgh, Newcastle, and London.

The nearby historic towns of Kelso and Alnwick are both within a 30 to 40-minute drive, offering further shopping, leisure, and cultural attractions. Kelso is home to a picturesque market square, Floors Castle, and a vibrant local events calendar, while Alnwick boasts the iconic Alnwick Castle and Gardens, as well as a range of independent shops, eateries, and supermarkets.

The surrounding countryside is a haven for outdoor enthusiasts, with opportunities for hill walking, cycling, fishing, shooting, and horse riding. Nearby golf courses include Wooler, Bamburgh Castle, and Goswick Links, making this an ideal location for lovers of country life and sport.



## Useful Links

The Red Lion, Milfield <https://www.redlionmilfield.co.uk>

Café Maelmin <https://www.cafemaelmin.co.uk>

Maelmin Henge & Trail <https://www.maelmin.org.uk>

Borders Gliding Club <https://www.bordersgliding.co.uk>

Wooler Golf Club [Woolergolfclub.co.uk](http://Woolergolfclub.co.uk)

Discover Wooler-

<https://www.visitnorthumberland.com/explore/destinations/town/villages/wooler>

Northumberland National Park-

<https://www.northumberlandnationalpark.org.uk/places-to-visit/the-cheviots/>

Ad Gefrin <https://adgefrin.co.uk>

Glendale Middle School

[www.glendale.northumberland.sch.uk/website/](http://www.glendale.northumberland.sch.uk/website/)

Wooler First School

[www.wooler.northumberland.sch.uk/website/](http://www.wooler.northumberland.sch.uk/website/)

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

Ford & Etal <https://www.ford-and-etal.co.uk>

Berwick Train Station

<https://www.nationalrail.co.uk/stations/berwick-upon-tweed/>

Berwick Food & Beer Festival

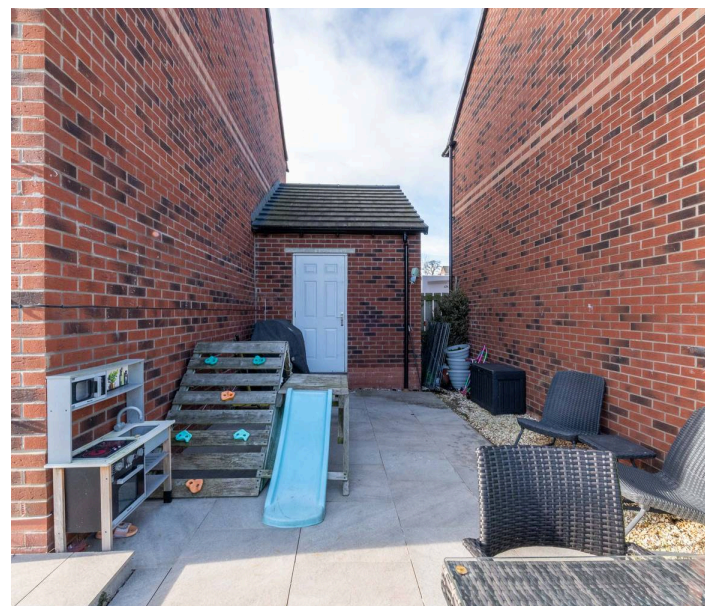
<https://www.berwickfoodandbeerfestival.co.uk>

The Maltings, Berwick

<https://www.maltingsberwick.co.uk/whats-on/>

The Black Bull, Ford

<https://www.useyourlocal.com/pubs/black-bull-cornhill-on-tweed-86243/>







**Total: 64 m2**

1st Floor: 34 M2, 2nd Floor: 30 m2

Excluded Areas: Garage: 14 M2, Walls: 9 m2

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.





### **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**

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## Paton & Co

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