



The Cottages Cottage Road | Wooler | NE71 6AD

O.I.R.O £700,000

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An excellent opportunity to acquire a unique complex of five stone-built cottages, currently operating as a successful holiday-let business, situated on the outskirts of the highly sought-after Northumberland market town of Wooler.

The cottages form part of a sympathetic conversion of an existing outbuilding and provide attractive, modern accommodation, benefiting from full double glazing and electric heating.

The development comprises four spacious two-bedroom cottages, each offering a comfortable living room, modern fitted kitchen with cream shaker-style units and appliances, quality bathroom and two double bedrooms. The fifth cottage provides an open-plan living room and kitchen, one double bedroom and a shower room.

All five cottages have been tastefully furnished and finished to a high standard, with the furniture included within the sale. Each property also benefits from its own gravelled seating area and allocated parking.

Set at the foot of the beautiful Cheviot Hills, Wooler is a popular destination for walkers and holidaymakers, particularly those exploring St Cuthbert's Way and the surrounding Northumberland countryside. Facilities include two supermarkets, a butchers, bakeries, independent shops, cafés, restaurants and a vets surgery. The town also benefits from a doctors practice, while the nearest hospital is approximately 16 miles away. There is an excellent range of recreational facilities, including a nine-hole golf course, football and cricket clubs,

Cheviot Cottage

Hallway

6'1 x 3'7 (1.85m x 1.09m)

Partially glazed entrance door giving access to the hallway which has a cloaks hanging area.

Living Room

12'3 x 15'4 (3.73m x 4.67m)

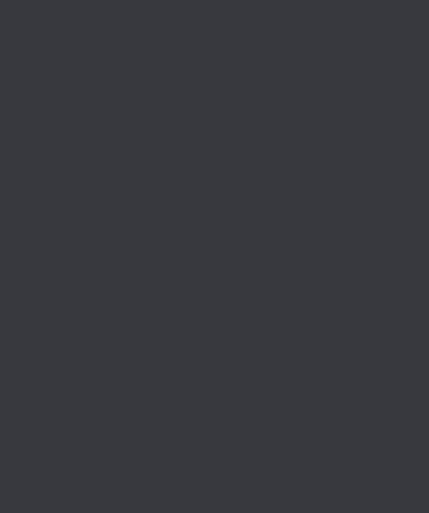
A spacious reception with a triple window at the front, a television point, an electric heater and ten power points

Kitchen/Breakfast Room

12'4 x 15'9 (3.76m x 4.80m)

Fitted with a modern range of cream wall floor units with wood effect worktop surfaces with a tiled splashback. Double window at the front with a stainless steel sink and drainer below. Integrated fridge, dish washing machine and automatic washing machine. Built-in oven, four ring ceramic hob with a cooker hood above. Built-in double storage cupboard, recessed ceiling spotlights and a doorway to the internal hall.





Internal Hall

3'1 x 18' (0.94m x 5.49m)

Giving access to the two bedrooms and the bathroom. Electric heater.

Bathroom

8'6 x 7'5 (2.59m x 2.26m)

Fitted with a modern white suite which includes a bath with a shower and screen above, a toilet and a wash hand basin with a shaver socket and medicine cabinet above. Frosted window at the front and a heated towel rail.

Bedroom 2

8'6 x 9'6 (2.59m x 2.90m)

A double bedroom with a window at the front and an electric heater.

Bedroom 1

12'2 x 12'1 (3.71m x 3.68m)

A double bedroom with a glazed entrance door at the side of the cottage and an electric heater.

Hethpool Cottage

Entrance Hall

8'5 x 3'8 (2.57m x 1.12m)

Glazed entrance door giving access to the hall. Doors to the shower room and the kitchen.

Shower Room

6'7 x 5'9 (2.01m x 1.75m)

Fitted with a modern white three-piece suite which includes a wash hand basin with a medicine cabinet above and a shaver socket, a toilet and a corner shower cubicle. Heated towel rail and an extractor fan.

Kitchen/Living Room

14'3 x 28' (4.34m x 8.53m)

Fitted with a superb range of wall and floor cream shaker units, which includes an integrated dish washing machine and automatic washing machine, a fridge and freezer and a built-in oven, four ring ceramic hob with a cooker above. Stairs to the first floor landing with a built-in understairs cupboard. Two electric heaters, a stainless steel sink and drainer, recessed ceiling spotlights and a glazed entrance door to the side with a glass panel either side.

First Floor Landing

7'3 x 5'8 (2.21m x 1.73m)

Giving access to the two bedrooms.

Bedroom 1

12'7 x 10'2 (3.84m x 3.10m)

A generous double bedroom with a velux window at the front and an electric heater.

Bedroom 2

11'4 x 11'2 (3.45m x 3.40m)

A double bedroom with a window at side and an electric heater.

Yeavinger Cottage





Entrance Hall

14' x 11'2 (4.27m x 3.40m)

Glazed entrance door to the hall which has an electric heater and stairs to the first floor landing with an understairs cupboard.

Living Room

13'8 x 14'4 (4.17m x 4.37m)

A spacious reception room with a glazed entrance door with a glass panel either side. Electric heater.

Bathroom

9'1 x 5'4 (2.77m x 1.63m)

Fitted with a white three-piece suite which includes a wash hand basin with a mirrored medicine cabinet and a shaver socket above, a bath with a shower and screen above and a toilet. Heated towel rail.

Kitchen

14'2 x 7'2 (4.32m x 2.18m)

Fitted with a cream shaker kitchen with wall and floor units with wood effect worktop surfaces with a tiled splashback. A stainless steel sink and drainer, a built-in oven, four ring ceramic hob with a cooker hood above. Integrated fridge and automatic washing machine. Built-in double cupboard, an electric heater and a window to the front. Recessed ceiling spotlights

First Floor Landing

6'8 x 5'8 (2.03m x 1.73m)

Velux window to the front

Bedroom 1

11'4 x 14'6 (3.45m x 4.42m)

A double bedroom with a window at the front and double full length windows at the side of the room. Electric heater.

Bedroom 2

11'5 x 14' (3.48m x 4.27m)

Another generous double bedroom with a window to the front and an electric heater.

Humbleton Cottage

Open Plan Kitchen/Living Room

14'2 x 27'6 (4.32m x 8.38m)

A spacious open plan room which has an excellent range of cream shaker wall and floor units. Two windows to the front, a built-in double oven, four ring ceramic hob with a cooker hood above. Integrated fridge and automatic washing machine. Stairs to the first floor landing with a built-in understairs cupboard. Two electric heaters, a built-in double cupboard and a further window to the front.

Bathroom

5'3 x 10'5 (1.60m x 3.18m)

Fitted with a white three piece suite which includes a bath with a shower and screen above, a wash hand basin with medicine cabinet and shaver socket above and a toilet. Heated towel rail

First Floor Landing

7' x 5' seven (2.13m x 1.52m seven)

Velux window to the front.



Bedroom 1

11'4 x 11'7 (3.45m x 3.53m)

A double bedroom with a velux window to the front and an electric heater.

Bedroom 2

11'4 x 10'4 (3.45m x 3.15m)

Another double bedroom with a window to the front and an electric heater.

Linhope Cottage

Open Plan Living Room/Kitchen

19'8 x 15' (5.99m x 4.57m)

Partially glazed door giving access to the room with a window to the side and two French doors giving access to a rear courtyard. Cream shaker wall and floor kitchen units with wood effect worktop surfaces with a tiled splashback. Built-in double cupboard housing the electric meter box. Built-in oven, four ring ceramic hob with a cooker hood above. Integrated automatic and dish washing machines and a fridge and freezer. Electric heater and window to the side. Spiral staircase to first floor level.

Bedroom

11'5 x 10'2 (3.48m x 3.10m)

A double bedroom with a velux window to the side, an electric heater and a television point.

Shower Room

9'4 x 7'4 (2.84m x 2.24m)

Fitted with a white three-piece suite which includes a shower cubicle, a toilet and a wash hand basin with medicine cabinet and a shaver socket above. Heated towel rail, a built-in airing cupboard housing the hot water tank and recessed ceiling spotlights.

Outside

The properties are surrounded by gravelled sitting areas offering an ideal area to enjoy the outside. There is allocated parking for the properties.

General Information

Full double glazing.

Full electric heating.

All fitted floor coverings are included in the sale.

All mains services are connected except for gas.

Tenure-Freehold.

Energy Ratings - Cheviot Cottage - D, Yeavinger Cottages - C, Linhope Cottage - C, Humbleton Cottage -

C, Hethpool Cottage - C.

All furniture is included in the sale.

Agency Information

OFFICE OPENING HOURS

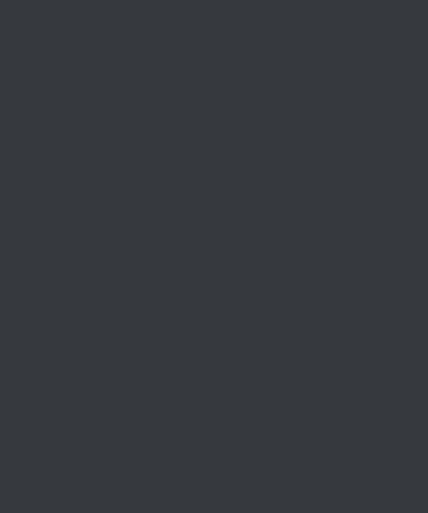
Monday - Friday 9:00 - 17:00

Saturday - 9:00 - 12:00

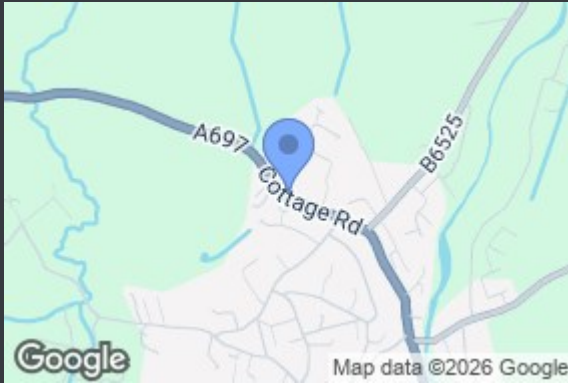
FIXTURES & FITTINGS

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

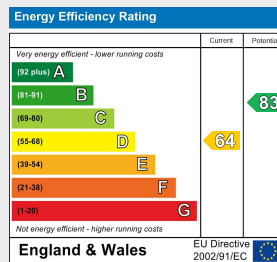
This brochure including photography was prepared in accordance with the sellers instructions.







Council Tax Band EPC Rating D



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