





5 Brewery Road

Wooler, Northumberland, NE71 6QF

Offers In The Region Of £375,000

www.aitchisons.co

aitchisons property centre

We are delighted to bring to the market this spacious detached four bedroom house, conveniently located within easy walking distance of the centre of Wooler and the wide range of amenities it has to offer. This impressive property provides generous and versatile accommodation, perfectly suited to families seeking both comfort and convenience, or for those exploring the opportunity to establish a bed and breakfast in this thriving market town.

The interior is entered though a vestibule which leads into an inviting entrance hall. At the front of the house are two south facing reception rooms, both featuring bay windows and one with an inglenook fireplace with a log-burning stove. The current owners have significantly enhanced the property with a stunning kitchen extension, designed with both practicality and entertaining in mind, this bright and spacious area offers modern shaker cream units with integrated appliances and a large dining area. The space is ideal for modern family living while taking full advantage of the delightful views over the gardens. Also on the ground floor is a useful utility room and a convenient downstairs cloakroom.

On the first floor, there is a family bathroom and an impressive main bedroom suite comprising a large dual aspect double bedroom with an original fireplace and countryside views, a dressing room and an en-suite shower room. In addition, there is a further double bedroom with a fireplace and a fitted wardrobe.

The loft extension carried out by the current owners provides valuable additional accommodation with two further double bedrooms both with en-suite shower rooms.

Externally, the beautifully maintained gardens surround the house, creating a private and tranquil retreat, with lawns, vegetable plots and garden sheds. Ample parking for a number of vehicles on a driveway that gives access to the large garage.

Viewing is highly recommend, contact our Wooler office for an appointment.







Front Door Vestibule
3'9 x 5'8 (1.14m x 1.73m)
Partially glazed entrance door giving access to the vestibule, which has a tiled floor and a fifteen pane door to the entrance hall.

Entrance Hall
7'4 x 14'4 (2.24m x 4.37m)
Stairs to the first floor landing with a cloaks hanging area below, the entrance hall has a double central heating radiator, a telephone point and two power points.

Living Room
16'1 x 12'9 (4.90m x 3.89m)
A good sized reception room which has coving on the ceiling, a picture rail and a large bay window at the front and a window at the side. Modern log effect gas fire, two central heating radiators, a television point and six power points.

Sitting Room
16'1 x 12'9 (4.90m x 3.89m)
A spacious and bright reception room with coving on the ceiling, a ceiling rose and a picture rail. The sitting room has a large bay window at the front with a central heating radiator below and an inglenook fireplace with a multi-fuel stove sitting on a slate hearth. Television point, a telephone point and six power points.

Utility Room
14'9 x 9' (4.50m x 2.74m)
Fitted with a range of cream shaker wall and floor units with ample worktop surfaces. The utility room has plumbing for an automatic washing machine and space for a fridge and freezer. Glazed entrance door to the rear garden and a archway to the kitchen. Six power points.

Cloakroom
5'5 x 4'4 (1.65m x 1.32m)
Fitted with a white two-piece suite which includes a toilet and a wash hand basin with a vanity below and a mirror above. Wall mounted central heating boiler.

Kitchen/Dining Area
18'3 x 24'5 (5.56m x 7.44m)
A stunning open plan room which is fitted with a superb range of cream wall and floor units with granite effect worktop surfaces with a splashback. Stainless steel sink and drainer below the window at the side, the kitchen incorporates two glass display cabinets, a Rangemaster gas cooker range, plumbing for a dish washing machine. Built-in pantry with shelving and cupboards and a window at the side. The dining area has two roof lanterns and windows on all sides taking advantage of the views over the gardens and making it a bright airy room. Double French doors giving access to the side garden. Panasonic air conditioning unit, a central heating radiator and fourteen power points.

First Floor Landing
14' x 14' (4.27m x 4.27m)
Attractive pine carved staircase leading to the second floor landing, a built-in corner display cupboard and a large double window at the side of the house. Single central heating radiator and two power points.

Bathroom
6'7 x 9'4 (2.01m x 2.84m)
Fitted with a white three-piece suite which includes a toilet, a bath with a shower above and curtain and a wash hand basin with a vanity unit below and a medicine cabinet above. Frosted window at the rear and a central heating radiator.

Bedroom 1
13'4 x 13' (4.06m x 3.96m)
A large double bedroom with a triple window at the front and a window at the side and an attractive original fireplace with a timber surround and tiled inset. Double central heating radiator, six power points and a television point.

Dressing Room
8' x 9'2 (2.44m x 2.79m)
A large storage area below the staircase, the dressing room has ample space for fitted wardrobes and a door to the en-suite shower room.





En-suite Shower Room
6'1 x 9' (1.85m x 2.74m)
Fitted with a white three-piece suite which includes a walk-in shower cubicle, a toilet and a wash hand basin with a vanity unit below. Frosted window at the rear and a central heating radiator.

Bedroom 2
13'8 x 13' (4.17m x 3.96m)
A generous double bedroom with a triple window at the front and the original fireplace with a wooden surround and tiled inset and a built-in double wardrobe at the side of the fireplace. Double central heating radiator and five power points.

Second Floor Landing
6'8 x 6'2 (2.03m x 1.88m)
Access to eaves storage, a central heating radiator and a skylight at the rear.

Bedroom 3
9'1 x 11'6 (2.77m x 3.51m)
A double bedroom with a velux window at the front, a central heating radiator and six power points.

En-suite Shower Room
5'9 x 8'3 (1.75m x 2.51m)
Fitted with a modern white three-piece suite which includes a corner shower cubicle with an electric shower, a toilet and a wash hand basin with a mirror above. Central heating radiator and a velux window at the rear.

Bedroom Four
9'1 x 13' (2.77m x 3.96m)
A double bedroom with access to eaves storage, a central heating radiator and a velux window at the front. Six power points.

En-suite Shower Room
5'2 x 9'6 (1.57m x 2.90m)
Fitted with a modern white three-piece suite which includes a corner shower cubicle with an electric shower, a toilet and a wash hand basin with a mirror above. Velux window at the rear and a central heating radiator.

Garage
19'7 x 9' (5.97m x 2.74m)
A large single garage with an up and over door at the front and a window at the side. Storage shelving and a door to the rear. Workshop area at the back of the garage.

Garden
Generous level gardens surrounding the property which creates privacy for the owners. There are two vehicular double gates giving access to driveways offering ample 'off road' parking for a number of vehicles and giving access to the garage. There is a lawn garden at the front and side of the house and a vegetable plot, garden sheds and a polytunnel at the rear.

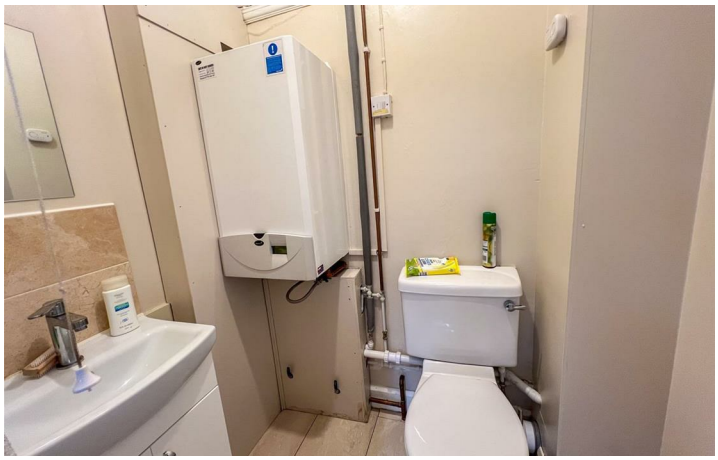
General Information
Full double glazing.
Full gas central heating and air source heating in the kitchen.
All mains services are connected.
Tenure - Freehold
Council tax band-E
All fitted floor coverings are included in the sale.

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 sale, all other items are specifically excluded. All services, heating systems and their appliances are untested.

VIEWING
Strictly by appointment with the selling agent





























TOTAL FLOOR AREA : 2315 sq.ft. (215.1 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.
Made with Metropix ©2026





Important Information You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.

Berwick Office
36 Hide Hill, Berwick-upon-Tweed
Northumberland, TD15 1AB

T: (01289) 307571
F: (01289) 302948
E: berwick@aitchisons.co

Wooler Office
25 High Street, Wooler
Northumberland, NE71 6BU

T: (01668) 281819
F: (01668) 281717
E: wooler@aitchisons.co

rightmove.co.uk The UK's number one property website
Zoopla.co.uk
aitchisons property centre