



| | Ilderton | NE66 4YD

Offers In The Region Of £320,000



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We are delighted to present this spacious detached four bedroom home, set on the edge of the charming village of Ilderton, just 4 miles from Wooler, 16 miles from Alnwick and approximately 44 miles from Newcastle upon Tyne. Enjoying breathtaking open views across the surrounding countryside, the property makes the most of its idyllic setting, with many rooms benefiting from the stunning outlook.

Well maintained throughout, the accommodation begins with a vestibule leading into a spacious entrance hall. The generous lounge features an inglenook fireplace with a log burning stove, creating a warm and inviting focal point. A separate dining room with double French doors opens into a substantial conservatory, perfectly positioned to take in views of the garden and surrounding countryside, an ideal space for relaxing or entertaining. The well appointed kitchen/breakfast room is fitted with cream shaker style units with appliances and ample space for a dining table and chairs. A door from the kitchen leads to a practical utility room, adding to the home's functionality.

Upstairs are four well proportioned bedrooms, offering flexible accommodation for families, guests or home working. The family bathroom is conveniently located and the property further benefits from full double glazing and oil fired central heating.

Externally, a private driveway provides ample off road parking for several vehicles. The property is surrounded by generous lawned gardens, offering space for outdoor enjoyment and taking full advantage of the peaceful rural setting.

Ilderton is renowned for its picturesque surroundings and welcoming community, offering a tranquil lifestyle within easy reach of local amenities. This superb home presents an excellent opportunity to acquire a spacious family property in a truly serene location.

Early viewing is highly recommended to fully appreciate all that this wonderful home has to offer.

### Vestibule

6'6 x 6'9 (1.98m x 2.06m)

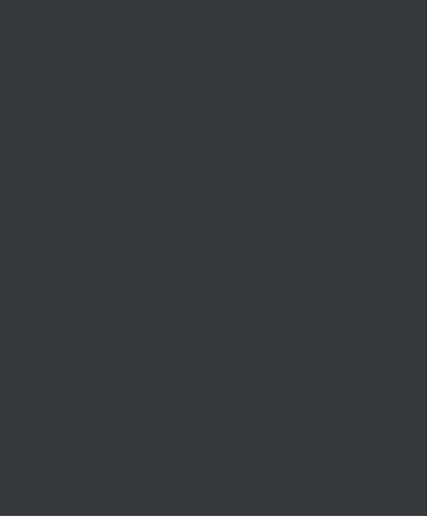
Partially glazed entrance door giving access to the vestibule which has a central heating radiator and a window either side. Door to the entrance hall.

### Entrance Hall

6'9 x 5'9 (2.06m x 1.75m)

With stairs to the first floor landing with a built-in understairs cupboard. Central heating radiator and two power points.





### Lounge

13'4 x 12' (4.06m x 3.66m)

A well proportioned reception room with an inglenook fireplace with a pine mantelpiece and log burning stove sitting on a tiled hearth. Large triple window at the front with countryside views, a central heating radiator, seven power points and a television point.



### Kitchen/Breakfast Room

10'6 x 18'4 (3.20m x 5.59m)

Fitted with a range of cream wall and floor units with wood effect worktop surfaces with a tiled splashback. Beko electric range cooker with a cooker hood above. One and a half bowl stainless steel sink and drainer below the triple window to the rear. Built-in double storage cupboard, window to the side, a central heating radiator and recessed ceiling spotlights. plumbing for a dish washing machine and seven power points.



### Utility Room

6'6 x 9'4 (1.98m x 2.84m)

Fitted with a range of cream shaker wall and floor units with wood effect worktop surfaces. Plumbing for an automatic washing machine and space for a tumble dryer. Stainless steel sink and drainer below the window to the rear and a partial glazed entrance door. Central heating radiator and six power points.



### Dining Room

10'3 x 10'3 (3.12m x 3.12m)

Ample space for a table and chairs, the dining room has a double window at the front with countryside views with a central heating radiator below. Six power points and double French doors giving access to the conservatory.



### Conservatory

14'1 x 11'2 (4.29m x 3.40m)

A superb addition to the house, the conservatory is glazed on all sides taking advantage of the views of the garden and the countryside beyond. Double French doors giving access to the garden. Central heating radiator and two power points.

### First Floor Landing

8'8 x 6'1 (2.64m x 1.85m)

With a built-in airing cupboard housing the hot water tank. Central heating radiator, two power points and access to the loft.

### Bathroom

6' x 6'1 (1.83m x 1.85m)

Fitted with a white three-piece suite which includes a toilet, a wash hand basin below the window to the rear and a bath with a shower and curtain rail above. Central heating radiator.





## Bedroom 1

16'4 x 9'4 (4.98m x 2.84m)

A large dual aspect double bedroom with a double window at the front and rear, a central heating radiator and six power points.

## Bedroom 2

10'5 x 12' (3.18m x 3.66m)

A generous double bedroom with a triple window at the rear with countryside views. Central heating radiator and six power points.

## Bedroom 3

11'9 x 12' (3.58m x 3.66m)

A double bedroom with a triple window at the front with countryside views, a central heating radiator and a built-in double wardrobe. Six power points.

## Bedroom 4

8'9 x 7'9 (2.67m x 2.36m)

A single bedroom with a double window at the front with a central heating radiator below. Four power points.

## Garden

Driveway offering ample 'off road' parking for a number of vehicles. Large lawn garden surrounding the property.

## General Information

Full double glazing.

Full oil fired central heating.

Services- Drainage into a sewage treatment plant. Private water supply. Mains electric.

All fitted floor coverings are included in the sale.

Council tax band-TBC.

Tenure-Freehold.

## Agency Information

OFFICE OPENING HOURS

Monday - Friday 9:00 - 17:00

Saturday - 9:00 - 12:00

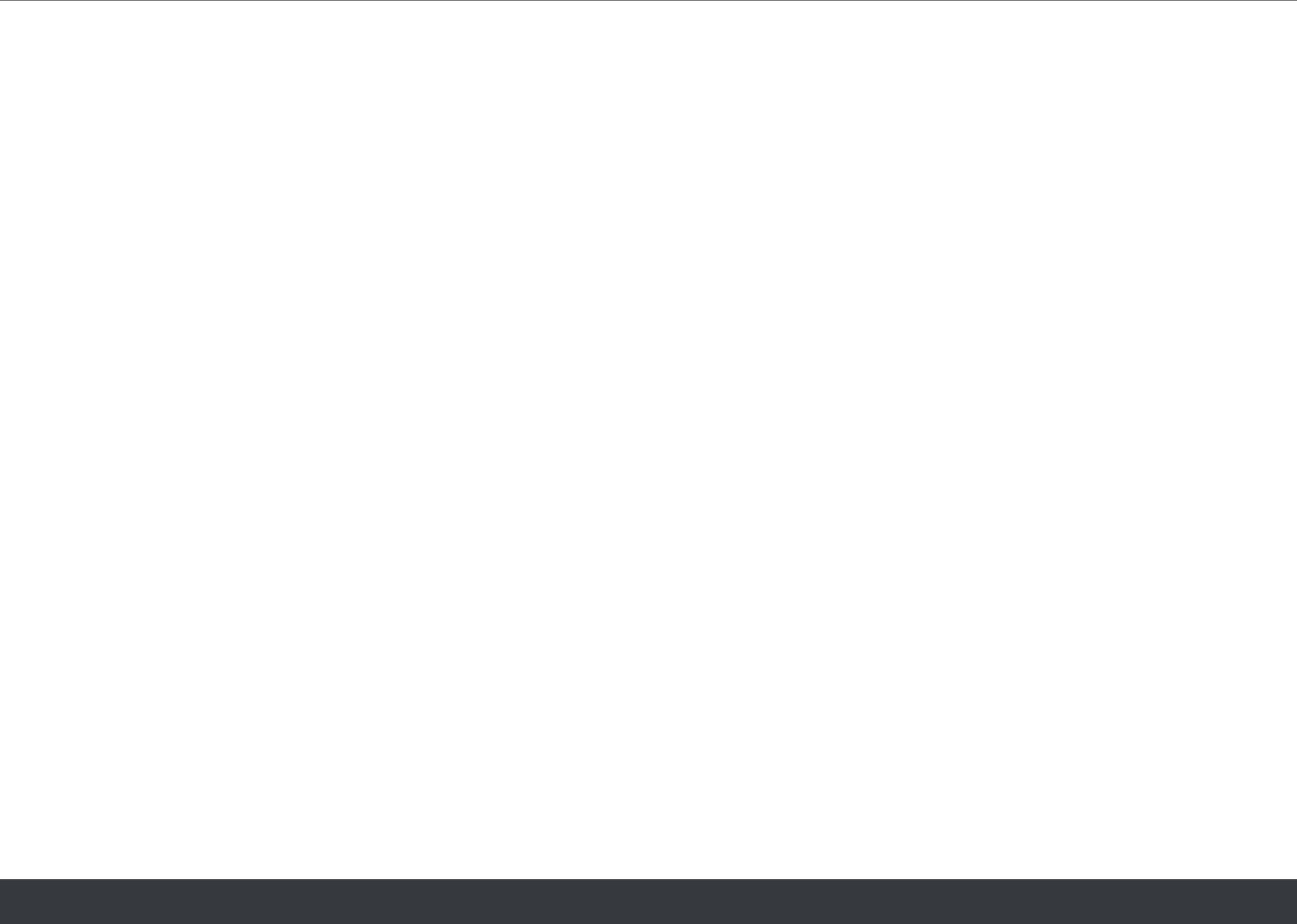
## FIXTURES & FITTINGS

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 and viewing guidelines.







TOTAL FLOOR AREA: 1405 sq.ft. (130.6 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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Council Tax Band C EPC Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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