



6 Doddington Mill

Doddington, Wooler, NE71 6AR

Offers In The Region Of £265,000

We are pleased to bring to the market this attractive stone built three bedroom cottage, which forms part of this exclusive steading conversion within the small village of Doddington, some three miles from Wooler. The cottage has pleasant views of the surrounding areas and the countryside beyond.

The immaculate interior has character and charm and offers accommodation that is ready to walk into, which comprises of an entrance hall with a cloakroom, a generous dual aspect lounge with a dining area and a beamed ceiling and a well appointed cream shaker kitchen with integrated appliances. On the first floor is a modern bathroom with a four piece suite and three bedrooms all with fitted wardrobes and the third bedroom has a mezzanine floor creating extra bed space. The cottage has full double glazing and LPG heating. Easy to maintain gardens to the front and rear of the property, which have been laid to a paved patio and gravelled sitting areas.

Ample parking in the courtyard and a single garage.

Viewing is highly recommended.



Wooler

Doddington is three miles north of Wooler, which is a picturesque market town in North Northumberland nestling below the Cheviot Hills. With a population of around 2000, the town has an excellent range of facilities to cater for the residents and tourists who visit Wooler. There is varied shopping which includes two supermarkets, two butchers and bakers, a variety of independent shops, cafés and restaurants.

The town has two doctors' practises and the nearest hospital is 16 miles away. There are many sporting activities within the town, including a nine hole golf course, a football club, cricket club, indoor and outdoor bowling, a running club, tennis and badminton. Wooler has become a popular holiday destination for walkers in the Cheviot Hills and some of the best beaches in the country only 20 minutes' drive.

Location

The bigger towns of Alnwick and Berwick-upon-Tweed are approximately 16 miles from Doddington, with the nearest train station being in Berwick-upon-Tweed which is on the main east coast mainline. Newcastle-upon-Tyne is approximately 46 miles from Wooler where the nearest airport is located and Edinburgh is 62 miles.

Entrance Hall

11'6" x 7'0" (3.51 x 2.13)

Partially glazed entrance door to the hall which has stairs to the first floor landing with a built-in under stairs cupboard. Central heating radiator and one power point.

Cloakroom

5'4" x 3'2" (1.63 x 0.97)

Fitted with a white two piece suite which includes a toilet with a toilet roll holder and a wash hand basin with a shelf and a mirror above and a towel ring to the side. Frosted window to the front.

Kitchen

11'6" x 10'3" (3.51 x 3.12)

Fitted with a superb range of cream shaker style wall and

floor units with wood effect worktop surfaces with a tiled splash back. Integrated fridge, freezer and dish washing machine and plumbing for an automatic washing machine. Built-in oven, four ring gas hob with a cooker hood above. Circular stainless steel sink and drainer and a window and a partially glazed stable door to the rear garden. Wall-mounted central heating boiler and six power points.

Lounge/Dining Room

23'5" x 11'0" (7.14 x 3.35)

A spacious dual aspect reception room with a full length window to the front and a triple window to the rear. Beamed ceiling and a central heating radiator. Telephone and television points, two wall lights and two matching ceiling lights. Eight power points.

First Floor Landing

6'1" x 9'3" (1.85 x 2.82)

Giving access to the loft and one power point.

Bedroom 1

12'1" x 12'7" (3.68 x 3.84)

A generous double bedroom with fitted bedroom furniture which includes a single wardrobe to either side of the bed position with cupboard space above. Double window to the front, a central heating radiator, a telephone point and six power points.

Bedroom 2

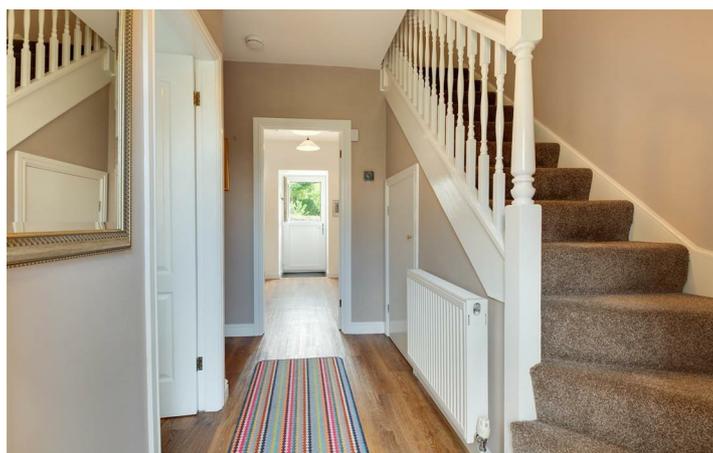
11'2" x 12'7" (3.40 x 3.84)

A good sized double bedroom with a built-in double wardrobe with cupboard space above. Double window to the rear and central heating radiator. Six power points.

Bedroom 3

7'9" x 10'5" (2.36 x 3.18)

A single bedroom with a built-in double wardrobe with cupboard space above. Mezzanine floor above for an extra bed. Double window to the rear. Central heating radiator and four power points.



Bathroom

8'6" x 9'9" (2.59 x 2.97)

Fitted with a modern white four piece suite, which includes a shower cubicle, a bath, toilet and a half pedestal wash hand basin with a mirror above and shelving and double shaver socket to the side. Central heating radiator and a frosted double window to the front. Ceiling and floor spotlights.

Outside

A small enclosed garden to the front which has been laid down to gravel for ease of maintenance. Enclosed paved garden to the rear offering an area to dry clothes and enjoy the sun.

General Information

Full double glazing.

Full LPG central heating.

Tenure - Freehold.

Services- drainage into a sewage treatment plant, mains electric, water and telephone.

All fitted floor coverings are included in the sale.

Energy rating D

Agency Information

OFFICE OPENING HOURS

Monday - Friday 9.00 - 16.30

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.

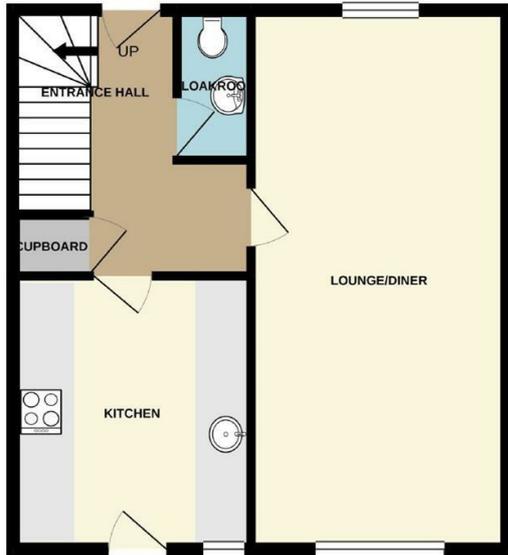
VIEWING

Strictly by appointment with the selling agent.

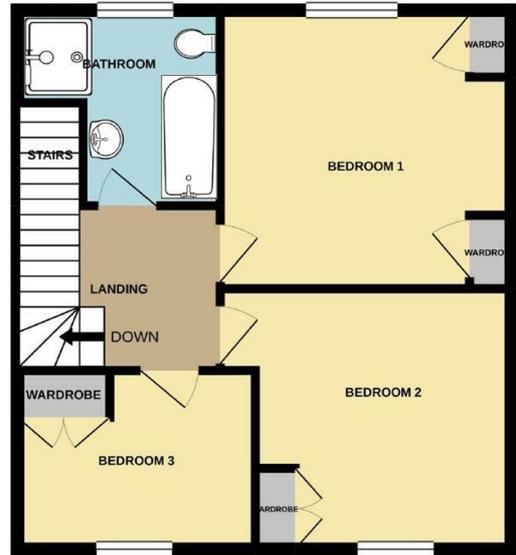




GROUND FLOOR
497 sq.ft. (46.2 sq.m.) approx.



1ST FLOOR
497 sq.ft. (46.2 sq.m.) approx.



TOTAL FLOOR AREA : 995 sq.ft. (92.4 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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