



Craigrossie 24 Queens Road

Wooler, Northumberland, NE71 6DR

Offers In The Region Of £525,000

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An outstanding opportunity to acquire this elegant stone-built semi-detached Victorian house, set within stunning landscaped private gardens and grounds. Craigrossie is a truly impressive period home, with stunning original features beautifully balanced with high quality modern living. Craigrossie is set within private landscaped gardens extending to approximately 0.25 acre, providing an exceptional sense of seclusion and colour throughout the seasons. Located on one of the most sought after residential areas in Wooler, which is within easy walking distance to the centre of the town. The interior showcases a wealth of original Victorian features, including panelled internal doors, deep skirtings, ornate coving and decorative cornicing, all contributing to the property's timeless elegance. These classic details are complemented by the comforts of full double glazing and gas central heating throughout. The generously proportioned accommodation is arranged over three floors and offers both superb entertaining spaces and versatile family living. The ground floor is centred around a magnificent formal lounge with a striking bay window and beautiful fireplace, an elegant dining room with an attractive fireplace opening into a Victorian style conservatory that enjoys views across the gardens. The bespoke oak breakfasting kitchen provides a superb focal point for everyday living, supported by a utility room, sun room, private study and a modern wet room. The first floor hosts four beautifully appointed bedrooms, three of which are spacious doubles. The main bedroom is particularly impressive, featuring a bay window with breathtaking open views across Wooler and the surrounding countryside, a spacious family bathroom and a separate shower room complete this level. The second floor offers a further bedroom, ideal as a guest suite or a home office. There are driveways at the front and rear of the house providing ample parking and also gives access to the double garage.



Front Door Vestibule

6'0" x 5'2" (1.83 x 1.57)

Partially glazed front door leading to the vestibule, with a cloaks hanging area and a half glazed door to the reception hall.

Reception Hall

23'5" x 5'2" (7.14 x 1.57)

A spacious reception hall with an attractive oak carved staircase leading to the half landing, with a built-in understairs cupboard and shelved pantry. Central heating radiator with shelf above. Doors to the lounge, dining room and the kitchen. One power point.

Lounge

19'9" x 16'8" (6.02m x 5.08m)

A charming reception room with coving on the ceiling and picture rail. Large bay window to the front of the house and one to the side. Attractive oak fireplace with a log burning stove and a built in shelved alcove at the side with concealed lighting and a double cupboard below. Central heating radiator. Double television point. Six power points.

Dining Room

12'5 " x 13'6" (3.78m " x 4.11m)

A stunning reception room with an attractive pine fireplace with a Victorian style cast iron inset with coal effect gas fire. Built-in shelved cupboard at the side of the fireplace. Window at the rear and a glazed door to the conservatory. Central heating radiator, a television point and six power points.

Conservatory

13'7" x 9'8" (4.14 x 2.95)

A superb addition to the house, this spacious Victorian styled conservatory takes advantage of the stunning gardens to the side of the house. The conservatory is glazed on three sides with double French doors leading to the garden. Ceiling fan and four power points.

Wet Room

6'8" x 6'6" (2.03 x 1.98)

Fitted with a modern white suite which includes a walk-in shower cubicle, a toilet and a wash hand basin with a vanity unit below and a mirror with a light and shaver socket above. Heated towel rail, a frosted window at the side of the house and recessed ceiling spotlights.

Kitchen/Breakfast Room

12'2 " x 14'3 (3.71m " x 4.34m)

Fitted with a quality oak kitchen with an excellent range of wall and floor units with spacious marble effect worktop surfaces with a tiled splash back. One and a half bowl stainless steel sink and drainer below the window at the side of the house. Built-in double oven with four ring gas hob and cooker hood above. Cast iron coal effect gas fire with an attractive tiled surround. A central heating radiator, recessed ceiling spotlights, a telephone point and nine power points. Door to rear hall.

Rear Entrance Hall

4'6" x 4'2" (1.37 x 1.27)

Partially glazed entrance door at the side of the house and doors to the utility room and kitchen.

Utility Room

8'9 x 14'4" (2.67m x 4.37m)

A useful room with a stainless steel sink and drainer below the window to the rear. Plumbing for an automatic and dish washing machines. Space for a fridge freezer, a central heating radiator and a partially glazed door to the sun room. Six power points.

Sun Room

8'6 x 15'7 (2.59m x 4.75m)

With a glazed door and windows at the rear and side garden, wall light, a door to office and two power points.

Office

7'7" x 9'6" (2.31m x 2.90m)

An ideal size for an office which has a velux window at the



side and a window into the sun room. Central heating radiator, a telephone point and four power points. Access to the loft area.

Half Landing

With stairs continuing to the first floor landing, the half landing gives access to the shower room, bedroom three and a family bathroom. Central heating radiator and one power point.

Shower Room

7'5" x 6'6" (2.26 x 1.98)

Fitted with a white Victorian style suite which includes a corner shower cubicle, a wash hand basin with a shaver socket and mirror above and a toilet with a pine seat and toilet roll holder. Central heating radiator, a wall heater and a window at the side of the house.

Bedroom 3

11'7" x 11'0" (3.53m x 3.35m)

A spacious double bedroom with a large walk-in shelved linen cupboard housing the central heating boiler and with a window to the side, this would make an ideal en-suite for this room. Central heating radiator. Window to the side of the house and three power points.

Family Bathroom

10'6" x 9'0" (3.20 x 2.74)

Fitted with a quality three-piece white bathroom suite with mahogany fittings, including a bath with mahogany panel, a toilet with mahogany seat and toilet roll holder and a wash hand basin with a mirror and shaver socket above. Central heating radiator and a frosted window to the rear. Electric wall heater.

First Floor Landing

11'2 x 7'3 (3.40m x 2.21m)

Stairs leading to the second floor landing with a built-in understairs cupboard. Central heating radiator and one power point.

Bedroom 1

22'8" x 13'10" (6.91 x 4.22)

A stunning double bedroom with ornate corning and a large bay window at the front with outstanding open views over the surrounding areas and the countryside beyond. Window at the side, two central heating radiators and four power points.

Bedroom 2

11'3" x 14'0" (3.43 x 4.27)

An attractively decorated double bedroom with coving, a picture rail and a timber fireplace with a shelved cupboard at the side. Window at the rear, a central heating radiator and three power points.

Bedroom 4

10'2" x 7'5" (3.10 x 2.26)

A good sized single bedroom with a window at the front with fine open views. Central heating radiator and two power points.

Second Floor

At the top of the stairs is a useful built-in storage cupboard.

Bedroom 5

15'8" x 15'4" (4.78m x 4.67m)

A large bedroom with a bay window at the rear of the house. Built-in storage cupboard and access to the eaves and loft area. Two night storage heaters and six power points.

Garage

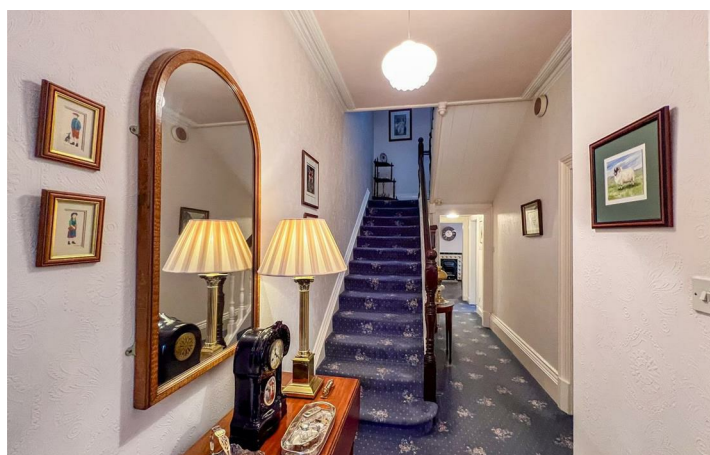
19'2" x 15'10" (5.84 x 4.83)

With parking at the front of the garage for one car, there is an electric up and over door. Shelving on one wall and frosted window to the side. Lighting and power points.

Gardens

Wrought iron gates giving access to the gravelled driveway which leads to the side of the house with ample parking for a number of cars.

Stunning landscaped garden at the side and front of the



house which extend to approximately 0.25 of an acre, which is totally private, as they are bounded by mature hedging and trees.

The gardens are laid down to lawned areas with well stocked flowerbeds and shrubberies which ensure colour throughout the year. There is a secluded summerhouse taking advantage of the stunning gardens and a timber garden shed.

There is a separate gravelled driveway at the front of the house.

General Informarion

Full double glazing.

Gas central heating.

All fitted floor coverings are included in the sale.

All mains services are connected.

Council tax band E.

Tenure-Freehold.

Energy Rating D.

Agency Information

OFFICE OPENING HOURS

Monday - Friday 9.00 - 17.00

Saturday - 9:00 - 12:00 Noon

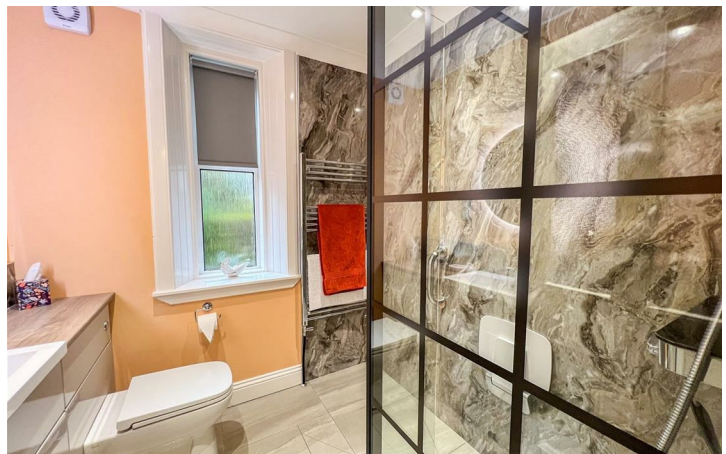
FIXTURES & FITTINGS

Internal photographs showing furnishings, these are not included in the sale of the property unless specifically mentioned.

The mention of any appliances and/or services within these sales particulars does not imply they are in full and efficient working order. The central heating system and electric appliances mentioned in these sales particulars have not been tested.

VIEWING

Strictly by appointment with the selling agent.







GROUND FLOOR
1352 sq.ft. (125.6 sq.m.) approx.



1ST FLOOR
1065 sq.ft. (99.0 sq.m.) approx.



2ND FLOOR
256 sq.ft. (23.8 sq.m.) approx.



TOTAL FLOOR AREA : 2674 sq.ft. (248.4 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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