

Milburn Hall Haugh Head | Wooler | NE71 6QU

Offers Over £720,000

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property centre

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A fabulous opportunity to purchase this stunning detached six bedroom house which is located approximately two miles south of Wooler and set is large gardens and grounds creating privacy for the owner. Milburn Hall borders open farmland with superb open views of the surrounding countryside.

This individually designed house was built in 1990, creating a substantial family home with top quality fixtures and fittings throughout, which include ornate cornice and ceiling roses and bespoke fireplaces. The property has full double glazing and LPG Gas central heating.

The house is entered into a spacious entrance hall with an attractive mahogany staircase, there is a lounge, sitting room and family room, all with cornice, ceiling roses and fireplaces, a separate dining room and a study. Also on the ground floor is a well appointed kitchen with appliances, a utility room and a study. On the first floor are six bedrooms all with fitted wardrobes and the main bedroom has an en-suite bathroom, there is also family bathroom.

There is a large detached stone built four car garage which includes a caravan shelter, workshop and gym, this offers potential to convert into a separate dwelling, already prepared with little work to be done.

Milburn Hall would make an ideal family home, however, it could be a bed and breakfast establishment.

There is also a paddock amounting 1.5 acres, which can be purchased by separate negotiation.

Viewing is highly recommended.

Wooler

Wooler 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 recently opened Ad Gefrin distillery is a superb visitors attraction.

The town has a doctors' practice 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 for walkers in the Cheviot Hills and some of the best beaches in the country only 20 minutes' drive. The bigger towns of Alnwick and Berwick-upon-Tweed are approximately 16 miles from Wooler, 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

Partially glazed entrance door giving access to the hall which has a window either side and an attractive carved staircase to the first floor landing. The entrance hall has wooden flooring, ornate cornicing and ceiling roses and two central heating radiators. Six power points.

Cloakroom

7'7 x 5'6 (2.31m x 1.68m)

Fitted with a white two piece suite which includes a toilet and a wash hand basin with a mirror above and a frosted window to the front. Two built-in storage cupboards, one housing the central heating boiler. Central heating radiator.

Lounge

32'4 x 20'4 (9.86m x 6.20m)

A spacious dual aspect lounge with a double window to the front and double patio doors to the rear. Coving on the ceiling and two ceiling roses, two central heating radiators and a large open coal fireplace with a mahogany surround and a marble inset and hearth. Television point.

Sitting Room

22'5 x 11'9 (6.83m x 3.58m)

Another generous reception with two windows to the front, side and rear overlooking the gardens and surrounding countryside. The sitting room has coving, a ceiling rose and a marble carved fireplace with a coal effect electric fire.

Dining Room

12'1 x 17' (3.68m x 5.18m)

Ample space for a table and chairs the dining room has a large double window to the rear with a central heating radiator below, coving on the ceiling and a ceiling rose. Glazed door to the hall.

Kitchen/Breakfast Room

12'9 x 17' (3.89m x 5.18m)

Fitted with a range of mahogany wall and floor kitchen units which includes a glass display cabinet, granite effect worktop surfaces and under unit lighting. One and a half bowl sink and drainer, an integrated dish washing machine and a gas range with a cooker hood above. Coving on the ceiling, a ceiling rose and a double window to the rear.

Utility Room

8'9 x 12'7 (2.67m x 3.84m)

Fitted with mahogany wall and floor storage cupboards, a window to the side and rear and a glazed entrance door to the rear garden. One and a half bowl sink and drainer, plumbing for an automatic washing machine and space for a tumble dryer.

Family Room

15'6 x 17' (4.72m x 5.18m)

The family room has solid wood flooring and two windows to the front. Sandstone fireplace with a coal effect electric fire, coving on the ceiling and a ceiling rose. Two central heating radiators and a television point.

















Study

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

A multifunctional room which has two windows to the front and a window to the side. Coving on the ceiling, a ceiling rose and a central heating radiator.

First Floor Landing

A galleried landing with three windows to the front, three ceiling roses, a central heating radiator and a built-in recess.

Bedroom 1

12'1 x 16'9 (3.68m x 5.11m)

A large double bedroom with a double window to the rear with a radiator below. Fitted wardrobes on one wall offering excellent storage. Coving on the ceiling.

En-Suite Bathroom

6'1 x 9'5 (1.85m x 2.87m)

Fitted with a white suite which includes a toilet, a wash hand basin with a mirror above, a shower cubicle with an electric shower and a bath. Medicine cabinet and a central heating radiator

Bedroom 3

15'2 x 13'8 (4.62m x 4.17m)

A double bedroom with a double window to the front, coving on the ceiling and built-in wardrobes on one wall offering excellent storage. Central heating radiator.

Bedroom 2

18'4x11'8 (5.59mx3.56m)

Another double bedroom with a double window to the rear and fitted wardrobes on one wall. Central heating radiator and coving on the ceiling.

Bathroom

7'6 x 12'5 (2.29m x 3.78m)

Fitted with a quality bathroom suite which includes a shower cubicle with an electric shower, a bidet, a toilet, a bath and his and hers wash hand basins with vanity units below. Central heating radiator and two frosted windows to the front.

Bedroom 4

15'6 x 16'9 (4.72m x 5.11m)

A large double bedroom with two windows to the front, fitted wardrobes on one wall, a central heating radiator and coving on the ceiling.

Bedroom 5

12'2 x 11'6 (3.71m x 3.51m)

A double bedroom with a double window to the rear with a central heating radiator below. Fitted wardrobes on one wall.

Bedroom 6

13'x12'2 (3.96mx3.71m)

A double bedroom with a double window to the rear, fitted wardrobe on one wall, a central heating radiator and coving on the ceiling.

Garages

There is a detached stone built four car garage, with ample parking at the front and contains a caravan shelter, workshop and gym. This offers huge potential to convert into a separate dwelling, with all services connected.

Gardens

Pathway from the parking area leading to the gardens and the house with a small stream bordering. The large level gardens are laid to lawns, which offers further potential to landscape. The garden adjoins open farmland at the rear, with superb open views.

General Information

Full double glazing.

Full central heating.

Tenure-Freehold

All fitted floor coverings are includes in the sale.

Services- Private water, mains electric and drainage into a septic tank.

Council tax band G.

There is a paddock available which extends to 1.5 acres, which would be ideal for horses. This can be purchased by separate negotiation.

Agency Information

OFFICE OPENING HOURS

Monday - Friday 9:00 - 17:00

Saturday - By Appointment

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
2063 sq.ft. (191.6 sq.m.) approx.



1ST FLOOR
1550 sq.ft. (144.0 sq.m.) approx.

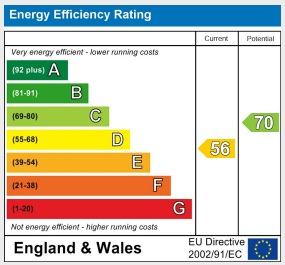


TOTAL FLOOR AREA : 3613 sq.ft. (335.6 sq.m.) approx.

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 **G**

EPC Rating **D**



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