



## West Cottage Yeavinging

Kirknewton, Wooler, NE71 6HG

**Offers Over £295,000**

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Nestled in the picturesque hamlet of Yeavering, Kirknewton, some four miles from Wooler, this charming stone built cottage offers tremendous character and charm with many of the original features being retained. The interior of the cottage comprises of a good sized living room with the original range fireplace, a well appointed lined oak kitchen with appliances and three double bedrooms, the main bedroom has fitted wardrobes. The cottage has a family bathroom, secondary glazing and electric heating. There is the superb feature of an multi purpose annex with a vaulted ceiling, this offers huge potential to extend the accommodation. One of the standout features of this cottage is its large garden, which provides ample outdoor space for gardening enthusiasts and for outside dining. The garden is a true haven, allowing you to enjoy the beauty of the surrounding countryside. The gardens have large lawns with fruit trees, shrubberies and rockeries, a stone outhouse for garden equipment fuel storage and ample work space, three power points, one external power point and the original pig styes provide further storage. The superb views of the surrounding countryside and hills offers a daily reminder of the natural beauty of Northumberland. If you are looking for a property that combines the tranquillity of rural living with the convenience of nearby amenities, this cottage in Yeavering is an excellent choice. With its stunning views, spacious garden and charming interior, it is a wonderful opportunity for anyone seeking a slice of countryside life. Contact our Wooler office to arrange an appointment.



## Entrance Hall

3'4 x 16' (1.02m x 4.88m)

Entrance door to the front giving access to the hallway which has a night storage heater, a skylight and the electric meters. One power point.

## Kitchen

10'9 x 7'7 (3.28m x 2.31m)

Fitted with a range of limed oak wall and floor kitchen units with wood effect worktop surfaces with a tiled splashback. Built-in oven, four ring electric ceramic hob with a cooker hood above. Integrated fridge and automatic washing machine, a stainless steel sink and drainer and two windows to the rear. Night storage heater and a built-in double airing cupboard housing the hot water tank with immersion heater. Four power points. Access to the loft.

## Living Room

15'5 x 13' (4.70m x 3.96m)

A good sized reception room with a window to the rear and the original range fireplace with a shelved cupboard to the side. Night storage heater and four power points.

## Side Hall

3'7 x 18'3 (1.09m x 5.56m)

Access to the loft, a night storage heater, a window to the front and one power point.

## Bedroom 3

11'3 x 7'3 (3.43m x 2.21m)

A double bedroom with a window to the rear, an electric heater and three power points.

## Dressing Room

5'4 x 5'9 (1.63m x 1.75m)

Built-in storage cupboards on one wall offering excellent storage. Night storage heater and one power point.

## Bathroom

5'6 x 7'3 (1.68m x 2.21m)

Fitted with a white three-piece suite which includes a caste

iron bath, a wash hand basin with a vanity unit below and a toilet. Window to the rear.

## Rear Hall

31'2 x 2'9 (9.50m x 0.84m)

Window to the side, a night storage heater, a telephone point and four power points.

## Bedroom 1

15'7 x 11'4 (4.75m x 3.45m)

A large double bedroom with a double window to the front and a built-in double and single shelved storage cupboards and a double wardrobe. Electric panel heater, access to the loft and four power points.

## Bedroom 2/Sitting/Dining Room

13'3 x 11'2 (4.04m x 3.40m)

Currently being used as a sitting room however, it would make an ideal double bedroom with a double window to the side, a night storage heater and four power points.

## Annex

18'3 x 16'2 (5.56m x 4.93m)

The annex has huge potential to convert into extra living accommodation, with a vaulted ceiling with skylight and entrance door to the side. Lighting and four internal power points and two external power points. High level doorway to loft.

## Gardens

Stunning gardens and grounds surrounding the property on three sides creating privacy for the owners. The cottage is approached on a driveway to a parking area at the front with a large lawn garden either side with fruit trees and areas to sit and enjoy the views. Enclosed rear garden with lawns, rockeries, flowerbeds and the original pig styes. Useful stone built outhouse at the front of the cottage which is ideal for fuel stores and garden equipment. Outside spotlights.



## General Information

Secondary glazing.

Electric heating.

Three-phase electricity.

Tenure-Freehold.

Services- Drainage into a septic tank, Private water supply, mains electric.

Council tax band A.

All fitted floor coverings are included in the sale.

High speed broadband available in the area.

Property is situated in the National Park.

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## Agency Information

OFFICE OPENING HOURS

Monday - Friday 9.00 - 17.00

Saturday By Appointment only.

## 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.





GROUND FLOOR  
1245 sq.ft. (115.7 sq.m.) approx.



TOTAL FLOOR AREA : 1245 sq.ft. (115.7 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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