



White Gables

High Humbleton, Wooler, NE71 6SU

Offers In The Region Of £560,000

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A fantastic opportunity to purchase this spacious detached three bedroom cottage, which is located in a rural position some two miles from the nearest town Wooler. The cottage was built in 1949 in an elevated position, with stunning open views of the surrounding countryside and hills beyond. White Gables is set within large gardens and grounds, which include grazing land which extends to approximately five acres, which would be ideal for horses and livestock.

The spacious interior of the property comprises of a porch, a large dual aspect open plan lounge/dining area with patio doors to the side giving access to the gardens and a stone fireplace with a multi-fuel stove, a kitchen/breakfast room with a range of white units with appliances and ample space for a table and chairs. There is a useful utility room and a cloakroom. Large family bathroom and three good sized bedrooms which would be ideal for a family. Full double glazing and oil central heating.

Large gardens surrounding the property which contains useful outhouses, lawns and a raised patio taking advantage of the views.

Viewing is recommended.



Porch

7' x 7' (2.13m x 2.13m)

Glazed entrance door to the porch, which is glazed on three sides overlooking the front garden. Doorway to the entrance hall.

Entrance Hall

The entrance hall has parquet flooring and has a built-in recess with a double cupboard below and above offering excellent storage. Access to the loft, a built-in cupboard housing the central heating boiler and a central heating radiator.

Lounge/Dining

30'7 x 13'5 (9.32m x 4.09m)

A large dual aspect open plan reception room with double patio doors to the side and two double windows to the rear with stunning open countryside views. Stone built Inglenook fireplace with a multi-fuel stove. Built in recess with shelving and a double cupboard. Two central heating radiators, two double wall lights with matching ceiling lights.

Bedroom 2

15'5 x 8'5 (4.70m x 2.57m)

A double bedroom with a double window to the side with countryside views. Central heating radiator.

Bedroom 1

10'7 x 13'9 (3.23m x 4.19m)

A generous double bedroom with double patio doors to the side of the property giving access to the garden and enjoying lovely open views, central heating radiator.

Bedroom 3

8'6 x 10'7 (2.59m x 3.23m)

Good sized single bedroom with a double window to the front and a central heating radiator.

Bathroom

9' x 9'6 (2.74m x 2.90m)

Fitted with a four piece suite, which includes a shower cubicle with an electric shower, a toilet, a bath and a wash hand basin with a vanity unit below. Central heating radiator with a shelf above and a frosted window to the rear.

Dining Area

9'6 x 14'6 (2.90m x 4.42m)

With ample space for a table and chairs, the dining area has a central heating radiator, a window to the front and an archway to the kitchen.

Kitchen

13'2 x 10' (4.01m x 3.05m)

Fitted with a range of white wall and floor kitchen units with granite effect worktop surfaces with a tiled splash back. Triple window to the side and a window to the rear. Space for a fridge and cooker with a cooker hood above. Plumbing for a dish washing machine and a sink and drainer. Central heating radiator.

Hallway

5'1 x 7'1 (1.55m x 2.16m)

Access to the loft.

Utility Room

8'4 x 5'7 (2.54m x 1.70m)

Plumbing for an automatic washing machine, a central heating radiator, a window to the front and built-in storage shelving.

Rear Hall

7'5 x 5'5 (2.26m x 1.65m)

Entrance door giving access to the hall, the hall has a window to the front and a double window to the side. Cloaks hanging area.

Toilet

3'6 x 5'1 (1.07m x 1.55m)

Frosted window to the front, toilet and a wash hand basin with a mirror and shaver light and socket above.

Gardens

Driveway offering 'off road' parking and giving access to the fields and gardens. Raised patio to the side of the cottage with stunning views over the surrounding countryside. There is a range of outbuildings offers excellent storage.

Paddocks

Three fields extending to approximately five acres of grazing land, which would be ideal for horses and other livestock

General Information

Full double glazing.

Full oil fired central heating.

Tenure-Freehold.

Services- Drainage into a septic tank, private water supply. Mains electric.

Council tax band F.

Energy Rating TBC.

Agents 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 due to Coronavirus (Covid-19) to be adhered to.





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