



8 The Square Akeld Cottages | Wooler | NE71 6TA

O.I.R.O £170,000



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We are delighted to bring to the market this attractive stone-built terraced cottage, enjoying superb open views of the Cheviot Hills and surrounding countryside. Located approximately two and a half miles from Wooler, which offers a wide range of shops and local amenities, this Grade II listed property would make an ideal holiday home, weekend retreat, or permanent residence. The cottage benefits from full double glazing and electric heating.

The spacious accommodation comprises a large lounge/dining area, featuring the original range fireplace and a French door opening onto the rear garden. The kitchen offers excellent potential for modernisation and reconfiguration and includes a generous walk-in pantry. There is a quality shower room fitted with a white suite, along with two spacious double bedrooms, both enhanced by attractive fireplaces.

Externally, there is parking at the front within an inner courtyard, while the enclosed rear garden is mainly laid to lawn with mature flowerbeds and shrubs, enjoying stunning open countryside views.

Wooler is a highly sought after Northumberland market town offering excellent local facilities, including supermarkets, independent shops, cafés, restaurants, and a doctor's surgery. The town also benefits from a range of sporting amenities, including golf, bowling, football, cricket, and tennis clubs. Nestling beneath the Cheviot Hills, Wooler is approximately a 30 minute drive from the beautiful Northumberland coastline around Bamburgh. The nearest railway station is located in Berwick-upon-Tweed, around 17 miles away.

Viewing is highly recommended.

Entrance Hall

5'8 x 8'8 (1.73m x 2.64m)

Entrance door at the front giving access to the hall, which has a cloaks hanging area, a night storage heater and one power point. Access to the loft and the electric meters.

Living Room/Dining Area

16'2 x 16'2 (4.93m x 4.93m)

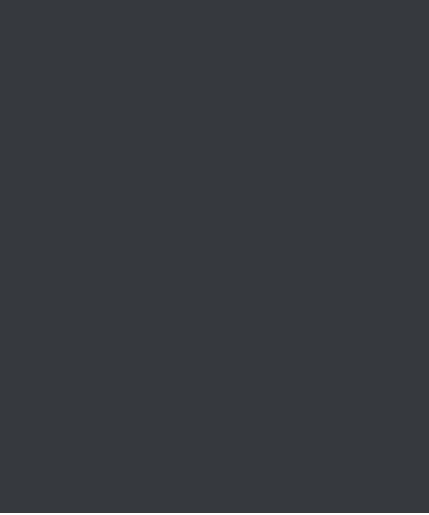
A spacious reception room with a glazed entrance door giving access to the rear garden and offering superb views of the Cheviot Hills. The living room has the original range fireplace with a built-in double cupboard at the side housing the hot water tank. Night storage heater and eight power points.

Kitchen

5'8 x 6'8 (1.73m x 2.03m)

In need of upgrading and reconfiguration, the kitchen has a Belfast sink with a worktop to the side and below the double window at the the front. Night storage heater and a large walk-in pantry cupboard with plumbing for an automatic washing machine.





Bedroom 1

14'9 x 13'3 (4.50m x 4.04m)

A large double bedroom with a window at the rear with superb views of the surrounding countryside. Attractive marble Victorian style fireplace with a cast iron and tiled inset and a slate hearth. Built-in shelved recess at the side of the fireplace. Night storage heater and six power points.

Shower Room

10'10 x 7'1 (3.30m x 2.16m)

Fitted with a white three-piece suite which includes a wash hand basin, a toilet and a double shower cubicle with an electric shower. Night storage heater and a window at the rear with working shutters.

Bedroom 2

14'8 x 11'7 (4.47m x 3.53m)

Another double bedroom with a window at the rear with working shutters and superb views over the garden and the surrounding countryside. Original cast iron fireplace, a night storage heater and six power points.

Garden

Driveway at the front in the inner courtyard and a useful outhouse. Enclosed rear garden with lawns and raised flowerbeds and shrubberies.

General Information

Full double glazing.

Electric heating.

All fitted floor coverings are included in the sale.

Mains water and electric and drainage into a septic tank.

Tenure - Freehold

Council Tax Band - A

Agency Information

OFFICE OPENING HOURS

Monday - Friday 9.00 - 16.30

Saturday 9.00 - 12.00

FIXTURES & FITTINGS

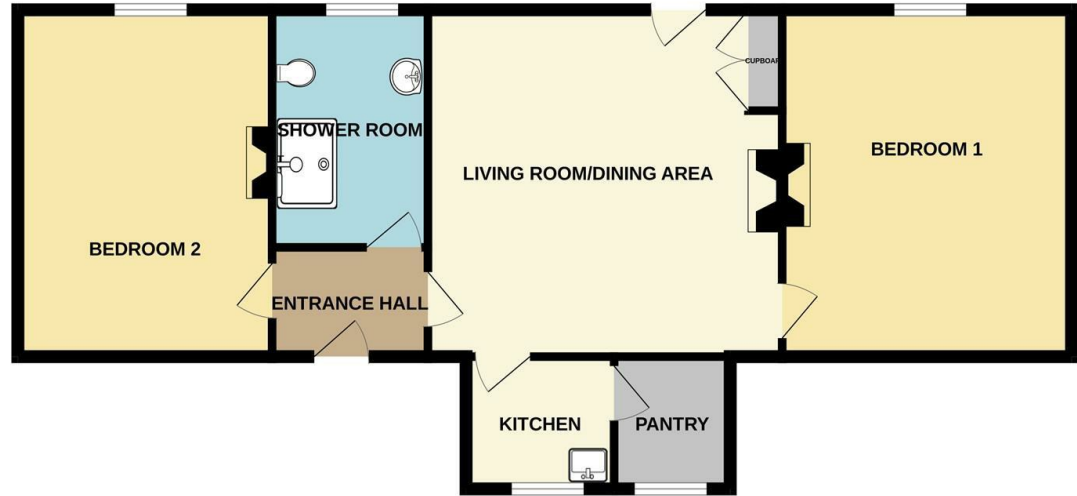
Items described in these particulars are included in sale, all other items are specifically excluded. All heating systems and their appliances are untested.

VIEWING

Strictly by appointment with the selling agent and viewing guidelines.



GROUND FLOOR
823 sq.ft. (76.5 sq.m.) approx.



TOTAL FLOOR AREA: 823 sq.ft. (76.5 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 A EPC Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus) A			
(11-11) B			
(10-10) C			
(9-9) D			
(8-8) E			
(7-7) F			
(6-6) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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