



1 West Lodge

Ewart, Wooler, NE71 6TE

Offers In The Region Of £320,000

We are delighted to present this charming detached Grade II listed lodge, beautifully upgraded over the past two years to offer spacious, high quality accommodation that is sure to impress. West Lodge is located approximately four miles north west of Wooler, a vibrant market town offering excellent amenities including shops, cafés, restaurants, sporting clubs, and access to the stunning walks in the Cheviot Hills.

The property is set within generous lawned gardens, featuring raised flowerbeds and bordered by woodland, an ideal setting for relaxing in the fresh country air or hosting outdoor gatherings.

Internally, the lodge offers a well proportioned and inviting layout which is entered through a hall that leads to a welcoming living room, with an attractive inglenook fireplace with a log burning stove and French doors opening onto the gardens. The breakfasting kitchen is fitted with stylish modern grey shaker units with integrated appliances and ample space for a table and chairs. There are two generous double bedrooms, the main bedroom has the benefits of an en-suite shower room, alongside a further family shower room.

Additional benefits include electric heating and a combination of double and triple glazing throughout.

This unique and characterful home offers a rare opportunity to enjoy countryside living in a beautifully restored period property.

Viewing is recommended, contact our Wooler office for an appointment.



Entrance Hall

6' x 4'6 (1.83m x 1.37m)

Partially glazed entrance door giving access to the hall which has a window to the side and a cloaks hanging area. Two power points and door to the living room.

Living Room

20'3 x 11'9 (6.17m x 3.58m)

A bright reception room with a window at the front and side and double French doors giving access to the patio in the rear garden. The living room has an attractive inglenook fireplace with an oak surround and a log burning stove sitting on a slate hearth. Recessed ceiling spotlights, an electric heater and eight power points.

Internal Hall

3'4 x 14'8 (1.02m x 4.47m)

With a skylight, an electric heater and two power points.

Kitchen/Breakfast Room

11'8 x 11'9 (3.56m x 3.58m)

Fitted with a superb range of modern grey shaker wall and floor kitchen units with solid wood worktop surfaces with a tiled splash back. Built-in oven, four ring ceramic hob with a cooker hood above. Stainless steel sink and drainer below one of the two windows to the rear and a glazed entrance door to the side. Electric heater, recessed ceiling spotlights and a space for a fridge freezer. Twelve power points and access to the loft.

Bedroom 1

14' x 13'6 (4.27m x 4.11m)

A large dual aspect double bedroom with a window at the rear and side and an electric heater. Ten power points and a television point.

En-Suite Shower Room

7'8 x 7'8 (2.34m x 2.34m)

Fitted with a quality white three-piece suite which includes a wash hand basin with a vanity below, a toilet and a walk-in shower cubicle with an electric shower. Access to the loft, a

heated towel rail and recessed ceiling spotlights. Window at the side.

Bedroom 2

10'2 x 13'7 (3.10m x 4.14m)

A good sized double bedroom with a window at the rear and an attractive sandstone fireplace with a cast iron and tiled inset. Access to the loft, an electric heater, eight power points and a television point.

Shower Room

8'2 x 5'9 (2.49m x 1.75m)

Fitted with a quality white modern three-piece suite which includes a walk-in-shower cubicle with an electric shower, a wash hand basin with a vanity unit below and a toilet. Heated towel rail, recessed ceiling spotlights and a walk-in storage cupboard.

Gardens

Large enclosed gardens at the rear of the property which are laid to lawns, with raised flowerbeds, patios and a large timber shed (18' x 12') and a further small shed. Useful fuel store. The gardens are bordered by woodland.

General Information

Full electric heating.

All fitted floor coverings are included in the sale.

Tenure-Freehold.

Council tax band-A

Grade II Listed building.

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

Agency Information

OFFICE OPENING HOURS

Monday - Friday 9:00 - 17:00

Saturday - 9:00 - 12:00

FIXTURES & FITTINGS

Items described in these particulars are included in the sale, all other items are specifically excluded. All heating



systems and their appliances are untested.
This brochure including photography was prepared in
accordance with the sellers instructions.

Strictly by appointment with the selling agent.





GROUND FLOOR
858 sq.ft. (79.7 sq.m.) approx.



TOTAL FLOOR AREA : 858 sq.ft. (79.7 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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