The Lodge Kirknewton

Wooler, Northumberland, NE71 6XE

Offers Over £295,000

www.aitchisons.co

aitchisons property centre

We are pleased to present this beautiful two-bedroomed detached cottage for sale, situated in the highly desirable village of Kirknewton, approximately five miles from Wooler. The Lodge, formally part of a traditional steading located in Northumberland National Park, has been thoughtfully converted to provide modern contemporary living while preserving the original character and charm of this building. The property features upgraded aluminium double glazing with integral blinds throughout and is finished to a high standard. The accommodation is accessed from the front, opening into a spacious open-plan living, dining, and kitchen area. The vaulted ceiling with exposed beams adds to the property's distinctive character and appeal. The kitchen features an excellent selection of high-quality white shaker cabinets, integrated appliances, and generous space to accommodate a dining table, chairs and living room furnishings. The property features a contemporary shower room and two spacious double bedrooms, both with vaulted beamed ceilings and French doors at the front. The principal bedroom features a wash hand basin for added convenience.
At the rear of the property lies a small walled patio, while a designated parking area and an enclosed lawned garden are situated to the side, offering views of the Cheviot Hills and the surrounding countryside. The property is presently managed as a thriving holiday rental, but it could equally serve as an excellent weekend getaway or a permanent home. Viewing is highly recommended.

Open Plan Living/Kitchen/Dining Room

22'6" x 15'2" (6.86 x 4.62)

The fully glazed entrance door, flanked by two tilt-and-turn glass panels with integral blinds, leads to the living room/kitchen featuring an attractive vaulted beamed ceiling and a partly glazed rear door. Superb range of white shaker style wall and floor kitchen units with under unit LED lighting, solid beech worktop surfaces and a tiled splashback. Built-in double Belfast sink with mixer tap, Bosch built-in oven and dish washer, four ring ceramic hob with a cooker hood above and an integrated microwave oven. Skylight to the rear, two central heating radiators with remote access thermostats, overhead lighting and two wall lights, ceiling fan, television/Freesat point, satellite broadband connection and power points throughout.

Internal Hall

16'6" x 3'0" (5.03 x 0.91)

Giving access to the two bedrooms and shower room, the hall has a coat hanging area, built-in cupboard housing the central heating boiler, water filtration system and recently upgraded consumer unit. Recessed ceiling spotlights, power point and Drayton Wiser heating controller, allowing remote operation of central heating settings.

Bedroom 1

12'0" x 15'2" (3.66 x 4.62)

Spacious double bedroom with a vaulted beamed ceiling, skylight at the rear and front French doors with integral blinds. Two wall lights over the bed position, ceiling fan, a wash hand basin with a vanity unit below and a mirror with integral light above. Double and single wardrobe, central heating radiator and six power points.

Bedroom 2

10'2" x 11'6" (3.10 x 3.51)

Another double bedroom with a vaulted beamed ceiling and French doors to the front with integral blinds. Overhead and wall lighting, single wardrobe, central heating radiator and four power points.

Shower Room

5'7" x 11'8" (1.70 x 3.56)

Fitted with a quality white three piece suite which includes a shower cubicle, a toilet and a wash hand basin with a vanity unit below and a mirror with integral light above. Heated towel rail, inset ceiling LED spotlights and a frosted glass door (tilt-and-turn) with integral blinds to the front. Access to the loft via a hinged hatch door.

Outside

Parking is available to the side of the property accommodating two vehicles. The property includes a good-sized enclosed south-facing lawned garden with mature hedges and views of Gregory Hill and the surrounding countryside. Situated at the rear, there is an east-facing walled patio featuring external lighting and a double power socket, as well as a stone-built shed equipped with internal lighting.

General Information

Aluminium double glazing has been installed throughout the property, with all units fitted within the last two years.
Full LPG central heating from a metered shared tank.
The exterior stonework has recently been completely repointed using lime render.
Tenure - Freehold
All fitted floor coverings are included in the sale.
Services - Private water supply - £190 per annum and drainage into shared septic tank.
EPC - E

Agency Information

OFFICE OPENING HOURS
Monday - Friday 9:00am - 5:00pm
Saturday - 9:00am - 12:00pm

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.

VIEWING
Strictly by appointment with the selling agent.

PLEASE ONLY FLUSH
SEPTIC SYSTEM
THANK YOU

GROUND FLOOR
770 sq.ft. (71.6 sq.m.) approx.

TOTAL FLOOR AREA : 770 sq.ft. (71.6 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.
Made with Metropix ©2022

Important Information You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.

Berwick Office
36 Hide Hill, Berwick-upon-Tweed
Northumberland, TD15 1AB

T: (01289) 307571
F: (01289) 302948
E: berwick@aitchisons.co

Wooler Office
25 High Street, Wooler
Northumberland, NE71 6BU

T: (01668) 281819
F: (01668) 281717
E: wooler@aitchisons.co

rightmove.co.uk The UK's number one property website
Zoopla.co.uk
aitchisons property centre