



East Lodge South Plain

Milfield, Wooler, NE71 6TF

Offers Over £295,000

www.aitchisons.co

A closing date has been set for FRIDAY 26TH AUGUST 2022 at 12 NOON.

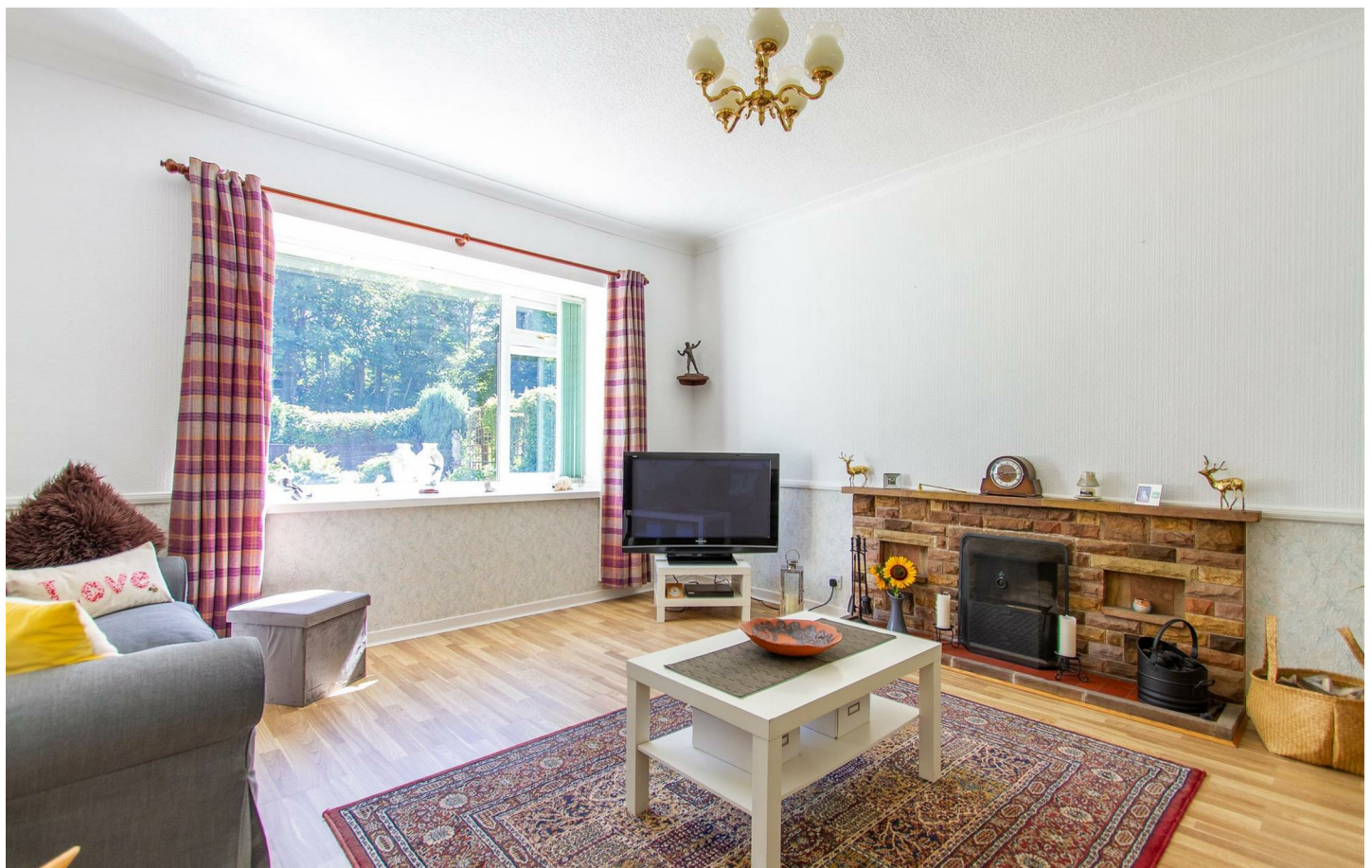
Best and final offers should be made by email, wooler@aitchisons.co or by letter to the Wooler office.

We are delighted to bring to the market this stunning detached lodge which is set in magnificent gardens and grounds which extend to approximately 1/3 acre. The gardens are fully enclosed and offer private fully landscaped grounds with lawn areas, with well stocked flowerbeds and shrubberies and ample parking including a garage. One of the main features of the grounds is a recently built log cabin, which offers a multitude of uses including extra living accommodation, as an office/studio - ideal for working from home, or as a summerhouse taking advantage of the magnificent grounds.

The interior has been immaculately maintained, creating comfortable living accommodation with the benefits of full double glazing, electric heating, as well as character and charm. The property offers flexible living accommodation which includes sitting/dining room giving access to a conservatory, which takes advantage of the views over the gardens. There is a top quality maple kitchen with an excellent range of units, a lounge with open coal fireplace which could be used as an extra bedroom if required. There are two double bedrooms, a cloakroom and a modern shower room. There is a outbuilding attached to the side of the lodge which offers potential to extend the accommodation.

East Lodge is located three miles from Wooler, where there is varied shopping and facilities. Berwick-upon-Tweed is sixteen miles from the property which has a railway station.

This property must be viewed to be fully appreciated.



Front Door Vestibule

5'10" x 3'9" (1.78 x 1.14)

Partially glazed entrance door to the front of the lodge, giving access to the vestibule which has a tiled floor. Fifteen pane door to the entrance hall.

Entrance Hall

Built-in double cloaks cupboard, two wall mounted oil filled electric heaters and a cupboard housing the electric distribution board. Five power points and two telephone points..

Sitting/Dining Room

14'11" x 10'2" (4.55 x 3.10)

A good sized and bright reception room with a beamed ceiling and a picture window to the side of the property overlooking the grounds. Four double wall lights, a wall mounted oil filled electric heater and Satellite connection point. Eight power points and double patio doors to the conservatory.

Conservatory

10'2" x 9'0" (3.10 x 2.74)

A superb addition to the property, this south facing conservatory is glazed on two sides, taking advantage of the superb views of the gardens and grounds. Double patio doors to the front. Two wall lights and four power points.

Kitchen

14'0" x 7'8" (4.27 x 2.36)

Fitted with a quality maple kitchen, with an excellent range of wall and base units with under unit lighting and spacious granite effect worktop surfaces with a matching splash back. Built-in oven, four ring ceramic hob with a cooker hood above. Integrated fridge and freezer and plumbing for an automatic washing machine. One and a half bowl sink and drainer below the double window to the rear. A wall mounted oil filled electric heater. Nine power points. Archway to rear hall.

Rear Hall

11'2" x 3'5" (3.40 x 1.04)

Glazed entrance door to the rear and a window to the rear and side with cupboard space below.

Lounge/Bedroom 3

16'3" x 13'9" (4.95 x 4.19)

Currently this is being used as a lounge, however, it could be used as an extra bedroom. Attractive stone built open coal fireplace with a tiled hearth. Large picture window to the front overlooking the gardens. Coving on the ceiling and central ceiling rose. A wall mounted oil filled electric heater, a television point, six power points and a fifteen pane door to the hall.

Bedroom 1

12'10" x 9'8" (3.91 x 2.95)

A double bedroom with built-in beech bedroom furniture, which includes a bedside cabinet either side of the bed position and two double storage cupboards above. Two single wardrobes with a drawer unit between and a cupboard above. Coving on the ceiling and a central ceiling fan light. Window to the front and a wall mounted oil filled electric heater. Three power points.

Bedroom 2

14'1" x 8'0" (4.29 x 2.44)

Another double bedroom with a double window to the side. Coving on the ceiling and ceiling fan light. A wall mounted oil filled electric heater and three power points.

Cloakroom

3'11" x 3'5" (1.19 x 1.04)

Toilet with a toilet roll holder. Wash hand basin. Frosted window to the side and tiled floor and half tiled walls.

Shower Room

9'8" x 6'3" (2.95 x 1.91)

Fitted with a quality white three piece suite, which includes a double shower cubicle with a Triton electric shower. Toilet with a pine seat and toilet roll holder. Wash hand basin with



a vanity unit below and wall fan heater above. A wall mounted oil filled electric heated towel rail. Frosted window to the rear. Built-in shelved linen cupboard. Fully tiled walls and floor.

Outbuilding

14'3" x 12'0" (4.34 x 3.66)

Offering potential to extend the accommodation, this was originally a car port. Window to the side and useful built-in storage cupboards. Two water taps. Lighting, electric meters and three power points.

Log Cabin

10' x 28' (3.05m x 8.53m)

A superb feature of the gardens is this log cabin which has a multitude of uses which includes an office/studio, ideal for working from home, a space for extra living accommodation or as a garden room to take advantage of the stunning gardens. The cabin is divided into two rooms, with double doors to the front. The main larger area has two double windows to the front and side, with eight power points. A solid pine door leads to the smaller area which has a double window and four power points. The current owners have WIFI access within the cabin via a TP link.

Gardens

Double wrought iron gates give access to the fully enclosed gardens and grounds which extend to approximately 1/3 acre, with a small orchard of apple trees located to the east of the Lodge. A large gravelled driveway to the side and leading to the rear of the Lodge, which offers ample parking for a number of cars. Superb fully landscaped gardens surrounding the property on all sides which include lawn areas, well stocked flowerbeds and shrubberies. 8ft x 10ft timber garden shed and two 210 litre water butts. The Log Cabin is situated to the west side of the main driveway,

Garage

20'0" x 14'6" (6.10 x 4.42)

Large garage with an up and over door to the front and an entrance door to the side. Power and lighting connected.

General Information

Full double glazing.

Full electric heating.

Mains water, electricity and telephone.

Drainage into septic tank. All fitted floor coverings, light fittings and blinds included in sale.

Council Tax Band D.

Energy Rating G.

Agency Information

OFFICE OPENING HOURS

Monday - Friday 9.00 - 16.30

Saturday - By Appointment

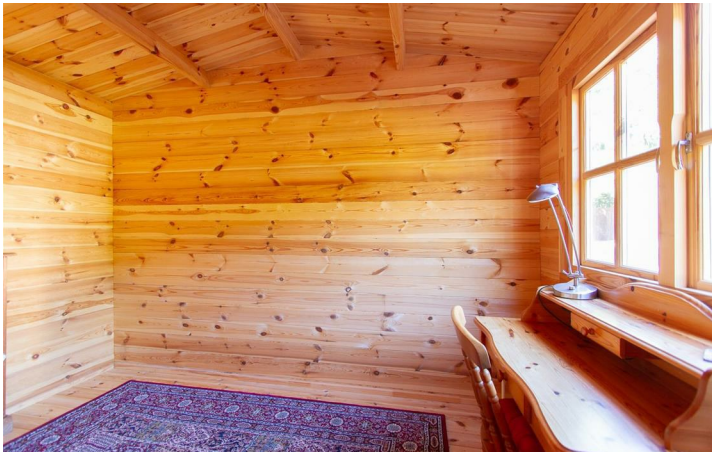
FIXTURES & FITTINGS

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

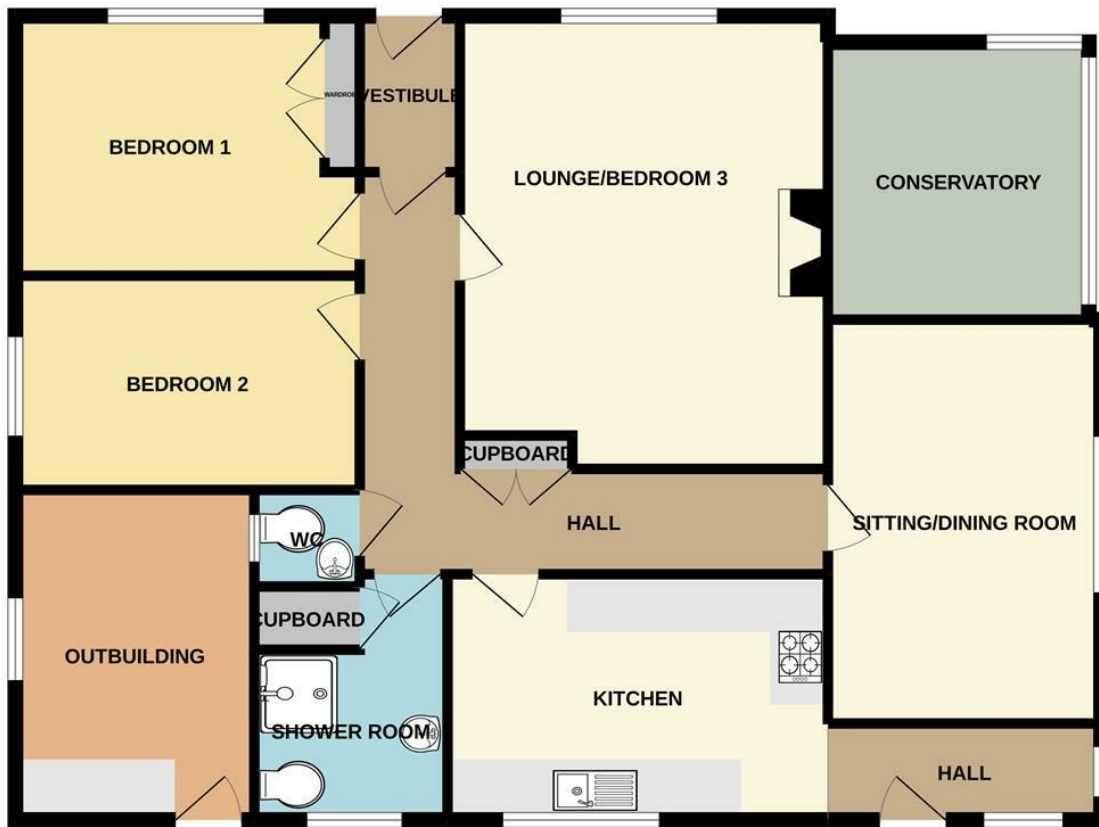
VIEWING

Strictly by appointment with the selling agent.





GROUND FLOOR
1197 sq.ft. (111.2 sq.m.) approx.



TOTAL FLOOR AREA: 1197 sq.ft. (111.2 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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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



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