



## Mill Barn 5 Milfield Hill Steading

Wooler, Northumberland, NE71 6JE

Offers In The Region Of £390,000



Located approximately one mile from the village of Milfield and five miles from Wooler, this beautifully presented three bedroom barn conversion forms part of the exclusive Milfield Hill Steading. Mill Barn was sympathetically converted ensuring that many of the original features and character were retained, creating a beautiful family home which would also make an ideal holiday let, or weekend retreat. The property has the original arched cart house openings, attractive wooden panelled doors, deep skirting boards and attractive decoration throughout.

Mill Barn has parking for two cars, which leads to a lawn garden and pathway to the property, which has a sitting area taking advantage of the views of the surrounding area. The well proportioned interior comprises of an entrance hall with stairs to the first floor landing, a generous lounge with the original arched opening which incorporates a glazed entrance door to give access to the rear walled garden, a fantastic open plan family room/kitchen/dining area, with an arched opening with a glazed door to the garden in the family room area and a quality medium oak kitchen with integrated appliances and ample space for a dining table and chairs. On the first floor is a modern family bathroom with a white four piece suite, three double bedrooms, the main bedroom has an en-suite shower room.

Stunning enclosed walled garden at the rear of the property which has paved sitting areas and a pergola to sit and enjoy the views over the lawn garden with well stocked shrubberies. There are a number of useful garden sheds. The property has full double glazing and oil central heating.

We would highly recommend viewing of this property.





## Entrance Hall

7'9" x 9'8 (2.36m x 2.95m)

Partially glazed entrance door giving access to the hall which has stairs to the first floor landing with a deep understairs cupboard. Central heating radiator, a cloaks hanging area, glazed door to the lounge and a door to the kitchen/family room.

## Lounge

18'5" x 15'0" (5.61 x 4.57)

A spacious lounge with the original archway to the rear which incorporates a glass entrance door with a glass panel either side, taking advantage of the garden views. Window to the front and two central heating radiators. Two wall lights, a television point and six power points.

## Kitchen/Dining/Family Room

15'5 x 26'8 (4.70m x 8.13m)

A large open plan room which has an excellent range of wall and floor medium oak kitchen units, with ample granite effect worktop surfaces with an attractive tiled splash back. Integrated dish washing machine, tumble dryer and automatic washing machine. New Home electric range cooker with double oven, hot plate and four ring hob with a cooker hood above. Double stainless steel sink and drainer below the window to the rear, recessed spotlights in the kitchen area. The family room has an archway to the rear which contains a glazed entrance door with glass panels either side giving access to the garden. Double window to the front, two central heating radiators, a television point and thirteen power points.

## First Floor Landing

A large first floor landing with a velux and a double window to the rear and two double windows to the front. Built-in storage cupboard housing the cold water tank. Two central heating radiators and two power points.

## Bedroom 1

15'2" x 15'4" (4.62m x 4.67m)

A large double bedroom with a double window and a velux to the rear, two central heating radiators, a television point and eight power points.

## En-Suite Shower Room

5'2 x 6'4 (1.57m x 1.93m)

Fitted with a quality white three piece suite, which includes a toilet with a toilet roll holder, a wash hand basin with a vanity unit below and a mirror above and a corner shower cubicle. Velux to the rear and a heated towel rail.

## Bedroom 2

15'5" x 9'6" (4.70 x 2.90)

Another double bedroom with a velux and a double window to the rear. Central heating radiator, a television point and four power points.

## Bedroom 3

10'4" x 11'3" (3.15 x 3.43)

A double bedroom with a double window to the rear. Central heating radiator, a television point and six power points.

## Bathroom

12'0" x 7'7" (3.66 x 2.31)

Fitted with a modern white five piece bathroom suite which includes a corner bath with a shower attachment, his and hers wash hand basins with a mirrored medicine cabinet above, a low level toilet and a double shower cubicle, a heated towel rail and an extractor fan.

## Outside

Parking for three cars at the top of the garden at the front of the property. Lawned garden with a pathway leading to the front door.

There is a sitting area at the front of the dwelling which overlooks the garden and surrounding area. A stunning enclosed walled garden at the rear, which has a large pergola and patios taking advantage of the lawns and shrubberies. There are a number of useful garden sheds.

## General Information

Full double glazing.

Full oil fired central heating.

Drainage into a septic tank.

Mains water and electric.

All fitted floor coverings are included in the sale.

Council tax band D.

Tenure-Freehold.

Energy Rating C.

## Agency Information

OFFICE OPENING HOURS

Monday - Friday 9:00 - 17:00

Saturday - By Appointment

## 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.

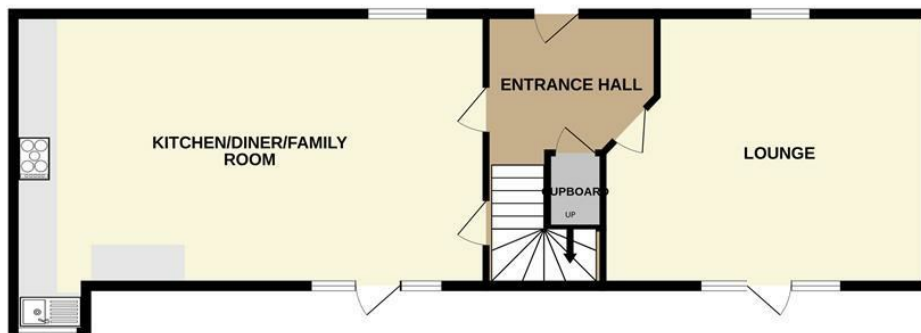
This brochure including photography was prepared in accordance with the sellers instructions.

## VIEWING

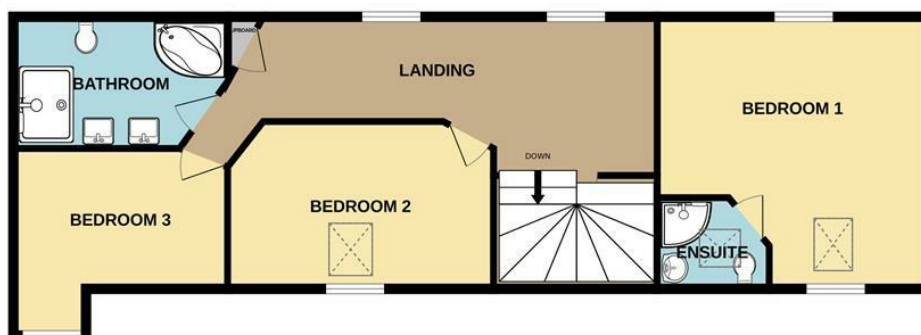
Strictly by appointment with the selling agent and viewing guidelines due to Coronavirus (Covid-19) to be adhered to.



GROUND FLOOR  
807 sq.ft. (75.0 sq.m.) approx.



1ST FLOOR  
807 sq.ft. (75.0 sq.m.) approx.



TOTAL FLOOR AREA : 1614 sq.ft. (149.9 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](mailto:berwick@aitchisons.co)

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

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



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