

3 bed detached bungalow to buy in NE48

Woodburn Park, West Woodburn,
Hexham, Northumberland, NE48 2RA

£325,000 Starting Bid

x 3 x 2 x 2

Tenure

Freehold

Double Garage parking

Property features

- To Be Sold Via Online Auction
- Detached Bungalow
- Three Double Bedrooms
- Driveway & Garage
- EPC Rating D

Key Information

- Council Tax: Band D
- EPC Rating: D
- Heating supply: Oil
- Electric supply: National Grid
- Water supply: Direct mains water
- Broadband: ADSL copper wire
- Mobile signal: Good

Arrange a viewing

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- Flexible viewing slots
- Accompanied viewings

Description

Station Villa is a substantial detached stone-built home occupying a generous plot in the sought-after rural village of West Woodburn. The property enjoys attractive views across the surrounding countryside while remaining within approximately a 30-minute drive of Hexham.

The spacious and flexible accommodation is arranged predominantly on one level and includes an entrance foyer currently used as a home office, a generously proportioned living room with feature fireplace and inset stove, a separate dining room and a fitted kitchen/breakfast room. A practical utility room provides further storage and laundry facilities, while the timber-framed conservatory overlooks and opens directly onto the rear garden.

There are three bedrooms, with the third currently arranged as an additional sitting room. The principal bedroom benefits from built-in wardrobes extending along one wall and a private en-suite shower room. A separate family bathroom is fitted with a corner bath, independent shower enclosure, WC and wash hand basin.

A key feature of the property is the substantial integral double garage and workshop, which provides excellent parking, storage and workspace, with additional depth extending to the rear. The property also benefits from extensive undercroft storage beneath the main accommodation, offering further practical space for tools, equipment and general household items.

Externally, the gardens are arranged around the property and include established lawns, mature trees, planted borders and paved seating areas. The combination of flexible living accommodation, extensive storage, substantial garaging and a peaceful village setting makes Station Villa well suited to buyers seeking a spacious rural home within convenient reach of Hexham.

Drone footage is available upon request.

For sale via ONLINE AUCTION

For sale through Pattinson Auction under Conditional Terms.

Council Tax Band: D

Tenure: Freehold

Price: Starting Bid £325,000

Property Type: Detached Bungalow

Parking: Double Garage, Driveway & Garage

Heating: Oil

Electric: National Grid

Water: Direct mains water

Sewerage: Septic Tank

Air conditioning: No

Broadband: ADSL copper wire

Mobile signal coverage: Good

Utility Room

A practical utility room fitted with base units, work surfaces and a sink. Provides plumbing and space for a washing machine and tumble dryer, together with room for a freestanding fridge-freezer. A window and decoratively glazed external door provide natural light and access outside.



Kitchen

A generously proportioned fitted kitchen offering an extensive range of wall and base units with complementary work surfaces. Features include a built-in double oven and microwave, an electric hob, a sink beneath the window and space for a breakfast table. Two windows provide plenty of natural light and pleasant garden views.



Dining Room

A spacious formal dining room with ample room for a substantial dining table and accompanying furniture. Features include a decorative arched internal window, a glazed timber door, radiator and traditional wood-effect finishes.



Conservatory

A bright timber-framed conservatory with glazing to three sides and a vaulted glazed roof. French doors open directly onto the adjoining patio and into the garden.



Living Room

An exceptionally spacious principal reception room offering ample space for seating arrangements. The room centres around a feature fireplace with an inset solid fuel stove and benefits from multiple windows, decorative ceiling roses and an abundance of natural light.



Bedroom 1

A well-proportioned double bedroom with a window overlooking the garden, providing natural light. The bedroom benefits from built-in wardrobes along one wall and direct access to a private en-suite.



En-suite Bathroom

A fully tiled en-suite fitted with an enclosed shower cubicle, WC, bidet and wash hand basin. Further features include a window providing natural light and ventilation, together with a heated towel rail.



Bedroom 2

A well-proportioned double bedroom with ample space for a range of freestanding furniture. Benefits from a window overlooking the surrounding gardens, a radiator and built-in wardrobe storage.



Bedroom 3

A versatile third double bedroom, currently arranged as an additional sitting room. The room benefits from a large window overlooking the garden and offers ample space for bedroom furniture or continued use as a secondary reception room.



Main Bathroom

A spacious, fully tiled family bathroom fitted with a corner bath, separate curved shower enclosure, WC and pedestal wash hand basin. Further features include a window providing natural light and ventilation, a heated towel rail and tiled flooring.

Entrance Hall

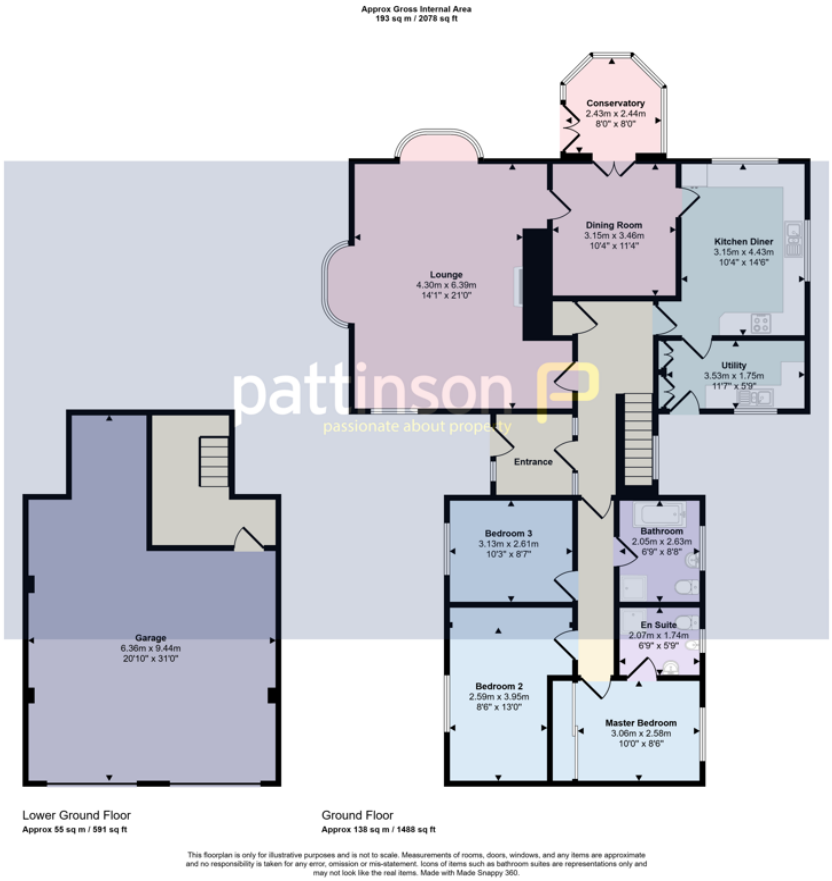
A useful entrance area positioned immediately inside the front door and currently utilised as a home office. Featuring decoratively glazed double entrance doors, the space could also serve as a practical study, reading area or generous entrance foyer.

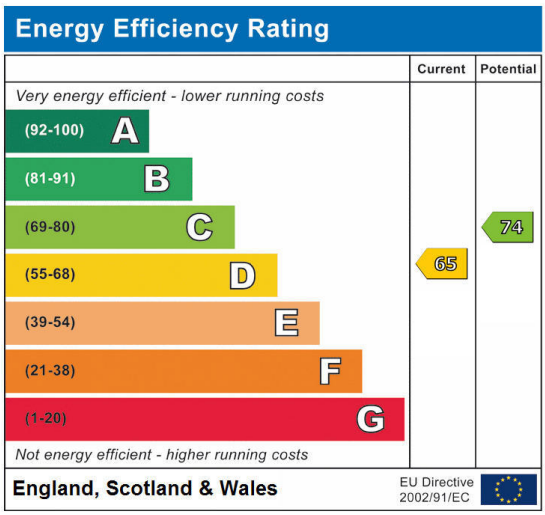


Double Garage

A substantial double garage offering ample space for secure parking, storage or workshop use. The garage benefits from power and lighting, together with two recently installed electrically operated garage doors, both of which remain under warranty.







Woodburn Park, West Woodburn, Hexham, Northumberland, NE48 2RA

Contact your local branch today for more information on this property:

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