

4 bed cottage to buy in NE71

Low Humbleton, Wooler,
Northumberland, NE71 6SX

£400,000

x 4 x 3 x 2

Tenure

Freehold

Driveway & Garage parking

Garden

Property features

- No Upward Chain
- Semi Detached Cottage
- Two Reception Rooms
- Three/Four Bedrooms
- EPC Rating E

Key Information

- Council Tax: Band E
- EPC Rating: E
- Heating supply: Oil
- Electric supply: National Grid
- Water supply: Springs
- Broadband: FTTP (fibre to the premises)
- Mobile signal: Good

Arrange a viewing

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Branch Manager
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- Flexible viewing slots
- Accompanied viewings

Description

Semi Detached Cottage | Two Reception Rooms | Three-Four Bedrooms | Three Bathrooms | Dining Room | Utility Room | Bedroom Four With En Suite | Rear Garden With Stunning Views | Driveway and Double Garage | Rural Location

Pattinson Estate Agents are delighted to welcome to the market a charming 4-bedroom cottage nestled in the picturesque village of Low Humbleton, Wooler. This residential sale offers an enticing opportunity for families or those seeking peace in the country.

Boasting a dining room, lounge, kitchen, utility room and four spacious bedrooms, a shower room and a family bathroom with an En Suite to the fourth bedroom.

The well-integrated kitchen comes fully equipped with modern appliances, maintaining a balance of aesthetics and functionality. The lovely dining area is perfect for those family gatherings or a quiet meal with stunning views across the countryside.

Externally, garden lovers will be pleased with the generous outdoor space that comes with the property. The serene garden, with its flower beds and shrubbery, offers a perfect oasis for relaxation and outdoor enjoyment with outstanding countryside views. The property also benefits from a double garage and driveway.

Low Humbleton is a quaint and peaceful village, this traditional cottage provides easy access to local amenities, including shops, schools, and leisure facilities and is also walking distance into Wooler. It's the perfect blend of a rural retreat with convenience.

An early viewing is highly recommended to truly appreciate everything this delightful property has to offer.

Please contact our Alnwick office by email Alnwick@pattinson.co.uk or call 01665 639110.

Vendors notes: This property is suited to multi generational living and is a high yielding holiday let proposition with a 10 minute walk in to the Centre of Wooler.

* New EPC to follow following comprehensive refurbishment

Council Tax Band: E

Tenure: Freehold

Price: £400,000

Property Type: Cottage

USPs: Garden

Parking: Driveway & Garage

Construction materials: Stone built

Roofing type: Slate tiles, Flat, Concrete roof tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Oil

Electric: National Grid

Water: Springs

Water meter: No

Sewerage: Septic Tank

Air conditioning: No

Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good

Front Elevation

A charming semi-detached cottage-style property offering pleasant outlooks across the surrounding countryside. A driveway provides convenient off-road access, and the property's position within a peaceful village setting contributes to its welcoming and tranquil atmosphere. Overall, the home presents an appealing blend of traditional charm and practical family living in a picturesque location.



Dining Room

3.74m x 4.48m (12'3" x 14'8")

Large windows to the front elevation allow an abundance of natural light to fill the room, making this an elegant and versatile space for both everyday living and formal dining occasions.



Kitchen

5.87m x 3.16m (19'3" x 10'4")

A bright and spacious open-plan kitchen finished in a modern yet traditional style. The kitchen features an L-shaped layout with shaker-style cabinets complemented by warm wooden worktops and vertically tiled splashbacks in earthy tones. Integrated and freestanding appliances, including a dishwasher, Range cooker, extractor hood, and wine storage, provide both practicality and style. Natural light floods the room through two roof skylights, a side window, and a glazed external door, creating an airy and welcoming atmosphere. A utility room just off fro the kitchen houses a Washing machine and dryer, with worktop for practical uses. There is also a small pantry for additional storage.



Lounge

5.38m x 4.72m (17'7" x 15'5")

A spacious and inviting living room that blends traditional character with modern comfort. The room is centred around a striking stone-built fireplace with a substantial wooden mantel, creating a warm focal point enhanced by a decorative round mirror above. Soft neutral décor and light-coloured walls contribute to a bright and airy atmosphere, while large windows to the front elevation allow natural light to flood the space.



Master Bedroom/ Reception Room

4.46m x 4.80m (14'7" x 15'8")

A spacious and well-proportioned bedroom or lounge. Natural light streams in through the large sliding patio doors which provide direct access to the rear garden and create an attractive indoor-outdoor connection, making the space ideal for both relaxing and entertaining.



Family Shower Room

3.17m x 3.02m (10'4" x 9'10")



A stylish and contemporary shower room, finished with a distinctive combination of wood-effect wall panelling and modern fixtures that create a warm and sophisticated feel. The space features a glazed corner shower enclosure with elegant brass-toned fittings, complemented by a matching brass tap on the striking vessel-style wash basin. The basin is set atop a dark wooden vanity unit that provides both character and practical storage. A WC is positioned beneath a window that allows natural light to flood the room, enhancing the bright and airy atmosphere while maintaining privacy. Light-coloured walls and herringbone-pattern flooring balance the richer wood tones, resulting in a well-designed and inviting space that blends modern functionality with boutique-style appeal.

Bedroom Two

3.48m x 3.84m (11'5" x 12'7")



Large window allows natural light to flood the room and offers stunning views to the garden and hills beyond.

Family Bathroom

2.14m x 2.22m (7'0" x 7'3")



A well-maintained family bathroom finished in a distinctive style with wood-effect wall panelling and complementary herringbone-pattern flooring, creating a warm and characterful appearance. The suite comprises a full-sized bath with a glazed shower screen, a pedestal wash hand basin, and a WC with a matching wood-effect seat. Natural light streams through the large frosted window, providing privacy while brightening the room and enhancing the sense of space.

Bedroom Three

3.46m x 3.84m (11'4" x 12'7")



Natural light from the large window brightens the room, with views to the garden and hills beyond. A built in cupboard provides ample storage.

Bedroom Four

3.28m x 2.47m (10'9" x 8'1")



A bright double bedroom, ideal as a guest room, with window to front elevation with views across to the countryside.

Bedroom Four En Suite

1.45m x 1.65m (4'9" x 5'4")

A stylish and contemporary shower room, finished with a distinctive combination of wood-effect wall panelling and modern fixtures that create a warm and sophisticated feel. The space features a glazed corner shower enclosure with elegant brass-toned fittings, complemented by a matching brass tap on the striking vessel-style wash basin. The basin is set atop a dark wooden vanity unit that provides both character and practical storage. A WC is positioned beneath a window that allows natural light to flood the room, enhancing the bright and airy atmosphere while maintaining privacy. Light-coloured walls and herringbone-pattern flooring balance the richer wood tones, resulting in a well-designed and inviting space that blends modern functionality with boutique-style appeal.



Utility Room

1.65m x 2.06m (5'4" x 6'9")

Space for washing machine and tumble dryer.



Rear Garden

A large lawn bordered by attractive flower beds containing a variety of shrubs and colourful flowering plants. The garden is enclosed providing both privacy and a well-defined boundary. far-reaching views of open fields and rolling hills create a picturesque rural backdrop.



Top Garden

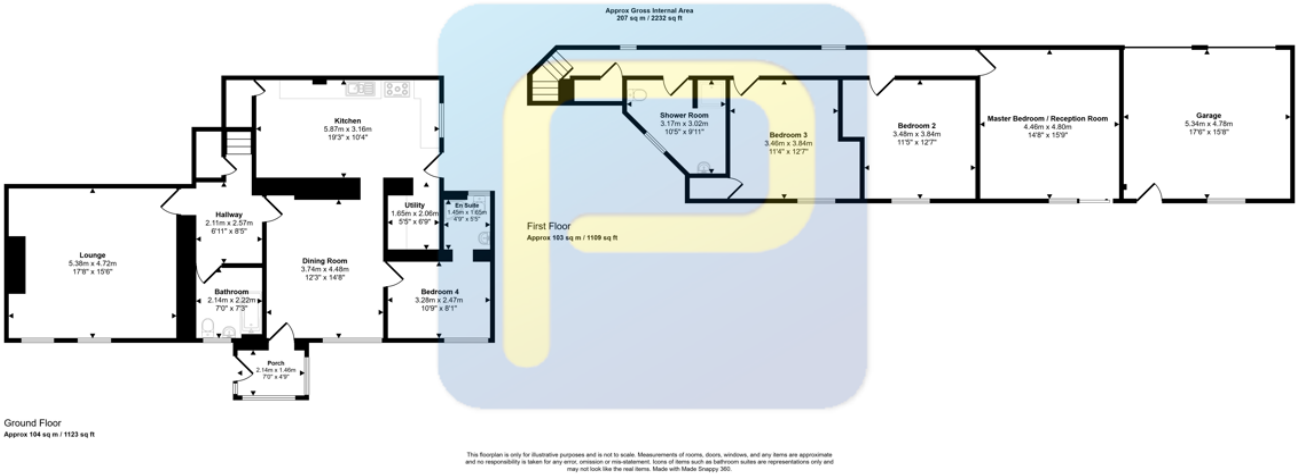
Elevated views across the countryside, secluded area, mostly laid to lawn surrounded by established trees, hedges, and flowering shrubs.

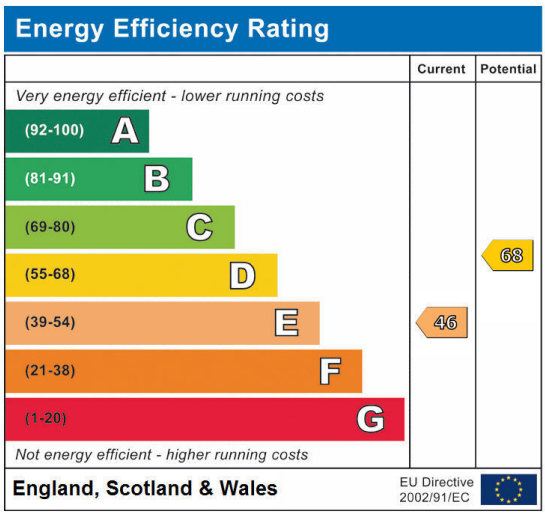


Double Garage And Driveway

A substantial detached garage building featuring two large up-and-over garage doors and parking space on the block-paved forecourt.







Low Humbleton, Wooler, Northumberland, NE71 6SX

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

19 Bondgate Without, Alnwick, Northumberland, NE66 1PR, Tel: 01665 639110, alnwick@pattinson.co.uk, www.pattinson.co.uk

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