



Wood House | West Woodburn Guide Price | £425,000



This attractive traditional double fronted farmhouse has been upgraded to a high standard and benefits from flexible accommodation, glorious outside space and stunning views.

Welcome to Wood House

Situated down an adopted tarmac road leading to a small hamlet of stone houses, this farmhouse sits on a beautiful plot with great views. Driving past the large garage and parking spaces, you arrive at the rear of the home where you are greeted by the lovely side gardens which provide access through a gate to the front garden, both of which have outstanding views across the valley; a theme which prevails throughout the property.



Characterful, Spacious & Beautifully Finished

A partially glazed uPVC door leads into the good sized entrance hall with an oak door providing access into the ground floor WC with two piece white suite including low level WC, contemporary basin with storage beneath, ladder style towel rail and extraction.

The entrance hall itself has red quarry tiles with an opening leading into the kitchen with attractive tiled flooring, solid wooden tops and ample storage in the form of both wall and floor mounted cabinets including open wine racks and drawers. A Belfast style ceramic sink with mixer tap above is perfectly positioned in the centre of a lovely wide window with deep sills allowing plenty natural light. There is an integrated oven, plumbing for a dishwasher, washing machine and dryer, a four ring gas hob set in to the wooden tops with extractor above and modern spotlighting to the ceiling.

From the kitchen, a partially glazed oak door leads one step down into the living room which is the largest room in the house. This tremendously sized room has two main focal points; the first is the large inglenook fireplace with multi-fuel burner, mood lighting and a tiled hearth. The second most notable feature is the absolutely exceptional views from the south facing uPVC window across the well maintained gardens and the rolling valley beyond with a quaint window seat offering the perfect vantage point. This room also benefits from a large under stair cupboard ensuring there is plenty of useful storage space. Beneath the carpet lies an American oak floor.

The other main reception room in the house is the dining room which is accessed through two predominately glazed double doors from the living room. A characterful protruding fireplace with woodburner, tiled hearth, reclaimed wood surround and mantle makes this a wonderfully homely room perfect for dining and spending time as a family. This room shares the same stunning views over the gardens and valley as the living room and benefits from a fantastic amount of natural light throughout the day.

The final room is the sun room which is beautifully positioned on the south face of the home with an elevated position admiring almost 180 degree Northumbrian views. There is a tiled floor and access out to the gardens through a door to the east. Stairs lead to the first floor.



Four Delightful Bedrooms

The principal bedroom lies on the south east corner of the home and shares the attractive views and attributes such as the window seating and deep sills as the dining room beneath. It has, rather charmingly, had its fireplace converted into open shelving which offers a lovely focal point and useful storage. The ceiling is a generous height and the room itself benefits from an en-suite shower room with two piece white suite including pedestal style basin; there is also a walk in shower, natural light via an east facing window and tiles to the walls.

Another double bedroom lies to the opposite side of the hallway and enjoys west facing views of rolling hills.

The third double bedroom is to the south west corner and again has tremendous views, a theme which is consistent throughout this wonderful home. Natural light is plentiful ensuring it feels bright and airy throughout the day.

The final bedroom lies to the front aspect of the property and would make a wonderful office, though anyone trying to work from home would certainly be distracted by the delightful outlook.

The family bathroom lies to the rear; it is of a very generous size with contrasting floor and wall tiles to dado height. There is a large bath with central filling tap, pedestal style basin, low level WC and large walk-in shower with rainwater style fitment. Modern spotlighting lines the ceiling and there is a chrome finish ladder style towel rail as well as wall fitted medicine cabinet with mirror front.

The final room on this floor is a walk-in airing cupboard with hot water tank and built-in shelving.





Beautiful Gardens with Exceptional Views

As with the house itself, the gardens offer absolutely wonderful views from practically everywhere. The majority of the gardens lie to the south and are bordered by attractive dry stone walling.

The lower tier of the garden is laid to lawn with an attractive circular patio which is an attractive feature. The higher tier, adjacent to the house, offers a wonderfully tranquil place to sit and enjoy the views throughout the day. There are various fruit trees which are dotted around the garden as well as a pergola and greenhouse.

A potting shed lies to the side of the property and benefits from natural light via a south facing window and partially glazed door; it also has power and lighting.

There are also gardens to the east of the property which have additional lawn space and a gravelled patio area. This is adjacent to the concrete plinth suitable for car parking which also houses the double garage which has bi-folding front doors, natural light from three windows and power. To the rear of the garage and side of the property the title stretches down to the burn which offers further space to utilise. To the other side of the property lies a log store.





Finer Detail

FULL ADDRESS

Wood House, West Woodburn, NE48 2SY

GROUND FLOOR

Entrance Hall | Living Room | Dining Room | Sun Room | Kitchen | Ground Floor WC | Plant Room

FIRST FLOOR

Principal Bedroom with En-Suite Shower Room | Two Further Double Bedrooms | Fourth Bedroom | Family
Bathroom | Airing Cupboard

EXTERNAL

South Facing Garden | East Facing garden | Detached Garage | Parking Area | Potting Shed | Store | Greenhouse
| Stunning Views

Distances

Corbridge 16 miles | Hexham 19 miles | Newcastle 30 miles

Services

Pellet fuel heating via BIOMASS, septic tank drainage, mains water & electricity

Notes

The current owner's receive payments of circa £3320 per annum for the BIOMASS

Council Tax Band | D

Tenure | Freehold

EPC | F

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