



Old Wooley Cottage

Allendale

- Link Detached
- Impressive Internal Décor Throughout
- Stunning Traditional Features Throughout
 - Three / Four Bedrooms
 - Three Bathrooms
 - Open Plan Kitchen
- Private Gardens and Driveway
 - Stunning Rural Location
 - Beautiful Views

Offers Over: £550,000

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Old Wooley Cottage

Allendale

A truly remarkable upgraded period cottage offering a rural, luxury lifestyle on the outskirts of Allendale, Northumberland.

Old Wooley Cottage offers spacious and flexible accommodation across three floors, allowing various configurations of living and sleeping arrangements. There are gardens to the front and rear with seating areas to take in the surrounding countryside views.



Entering into the kitchen, which is fitted with high quality base units and worktops, there is an open aspect to the dining area which has ample space for a large family dining table, fitted wall storage, feature window seat and a multi fuel stove. The living room is breath taking with the exposed stonework of this beautiful old building on show, as well as a large inglenook fireplace and traditional stone flooring. A staircase leads down into what is currently a further reception room again featuring original stone flooring, beautiful aged and exposed beams and double doors onto a patio area and garden. There is a useful utility room through an original doorway with impressive stonework and lintels. Off the utility is a door to the rear garden and a perfectly presented shower room.



To the second floor there are two well proportioned bedrooms and the main family bathroom, with sophisticated fittings including a beautiful roll top bath, freestanding sink units and walk in shower.

To the third floor is the incredible master bedroom with imposing high ceilings, exposed beams, painted white for a crisp and salubrious feel. There is ample space for furnishings and a sliding door into the en-suite with large walk-in shower, WC and hand basin unit.



Externally, there is a pleasant front garden mainly laid with lawn and secured with cream estate fencing and double gate. A seating area with outdoor furniture enjoys the sunsets and evening sun in the warmer months, a perfect place for entertaining and enjoying the peaceful and quaint rural surroundings.

To the rear there is a gated driveway, however the current owners uses this as a further seating area. There is a lawn further back, perfect for a children's play area and some raised beds with lots of established shrubs and flowers.

Allendale is a desirable village with many stone-built homes, a very popular place to visit which also has a thriving local community. There is a wonderful local primary school which is highly regarded, well equipped parks, footpaths, local shops, café, post office and pubs. There are excellent road links into Hexham and Carlisle and a local bus services traveling both North and South.

Internal room dimensions:

Utility: 11'7" x 5'7" (3.53m x 1.7m)
W.C/Shower: 5'8" x 3'7" (1.73m x 0.94m)
Snug/Bedroom 4: 16'1" x 14'11" (4.9m x 4.55m)
Living Room: 17'10" x 17'4" (5.44m x 5.28m)
Kitchen: 26'3" x 16'3" (8m x 4.95m)
Master: 19'1" x 15'0" (5.79m x 4.57m)
En Suite: 8'3" x 8'0" (2.52m x 2.44m)
Bedroom 2: 11'6" x 9'1" (3.51m x 2.77m)
Bedroom 3: 13'6" x 9'0" (4.12m x 2.74m)
Bathroom: 11'0" x 8'4" (3.35m x 2.54m)

This property internally is for those seeking comfort in a home filled with character and charm yet bursting with modern, high-quality finishes throughout. We advise early inspection to avoid disappointment.

TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

Council Tax Band: C

EPC Rating: F

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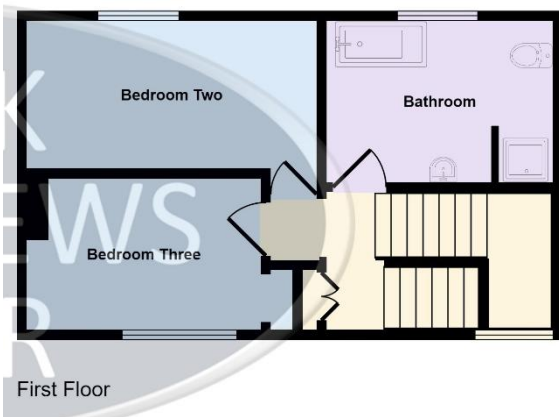




Lower Ground Floor



Ground Floor



First Floor



Second Floor

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Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

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