



Fir Tree Cottage

East Woodburn

- Detached Cottage
- Three/Four Bedrooms
- En-Suite
- Gardens
- Garage with Fourth Bedroom or Study
- Open Countryside Views

Guide Price £ 675,000

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Fir Tree Cottage, East Woodburn

An incredibly rare opportunity has arisen to acquire a simply beautiful bespoke, newly built detached cottage located on the edge of East Woodburn.

Firtree Cottage has been built by the current vendors to an extraordinarily high standard throughout, with meticulous attention to detail creating an exquisite lifestyle.

The property sits in a substantial plot surrounded by open countryside and as much attention to detail is apparent in the gardens. The gardens are mainly laid to lawn with an array of mature shrubs, flowers and trees neatly laid in both the front and rear. There are multiple seating areas as well as wild flower gardens, a summer house and raised pond. There is a large double detached garage with ample space for two vehicles and lots more space for storage. Above the garage is a study or fourth bedroom with a WC and hand basin and stunning views of the surrounding fields.

The property is arranged on one level, as you enter through the oak front porch you arrive in a spacious entrance hallway with bespoke fitted seating and storage. There are two double bedrooms and a large master bedroom with a dressing room and en-suite with a gorgeous roll top bath. There is a main shower room with walk in shower, WC and hand basin, a useful laundry room and a large lounge complete with wood burning stove, dual aspect windows allowing natural light to pour in and again, lovely views. The kitchen is in the heart of the home and is equipped with all the integrated appliances amongst the bespoke fitted, quality units and worktops. The central island offers more storage and seating. There is ample space for dining furniture if required and then an open aspect into the garden room, with bifolding doors onto the rear garden creating a sociable and comfortable space for relaxing and entertaining. There is a large utility or boot room to the rear, with a range of wall and base units and a separate WC.

The property, only built in 2022 has underfloor heating throughout with solar powered water heater, solid fuel and an oil boiler.

East Woodburn is conveniently located not too far from the A68, with a commute of around 20-25 minutes into Hexham where a large range of amenities can be found including highly regarded schools for all ages, shops, supermarkets, eateries and transport links. There are local pubs in both West Woodburn and Ridsdale which offer food, West Woodburn also having a shop with post office.

Room Measurements

Garden Room: 12'07 x 14'01 (3.94m x 4.29m)

Kitchen Diner: 23'11 x 13'04 (6.78m x 4.06m)

Utility: 14'0 x 10'09 (4.27m x 3.28m)

Hall: 33'02 x 4'01 (10.0m x 1.22m)

Bedroom: 14'06 into wardrobe x 12'11 (4.42m x 3.94m)

Bedroom: 13'06 x 14'05 (4.12m x 4.39m) Dressing Room
5'3 x 7'01 (1.60m x 2.16m)

Bedroom: 10'0 x 9'05 (3.05m x 2.87m)

Lounge: 17'02 x 14'02 (5.23m x 4.32m)

Bathroom: 9'04 x 6'09 (2.84m x 2.06m)

En-Suite: 6'07 x 7'04 (2.00m x 2.24m)

Garage: 21'02 x 20'06 (6.45m x 6.25m)

Garage Room: 20'09 x 11'02 (6.33m x 3.40m)

Laundry Room: 9'04 x 4'03 (2.84m x 1.22m)

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Package Treatment Tank

Heating: Oil Central Heating

Broadband: ADSL

Mobile Signal Coverage Blackspot: No

Parking: Garage and Driveway

MINING

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

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: F

EPC RATING: B

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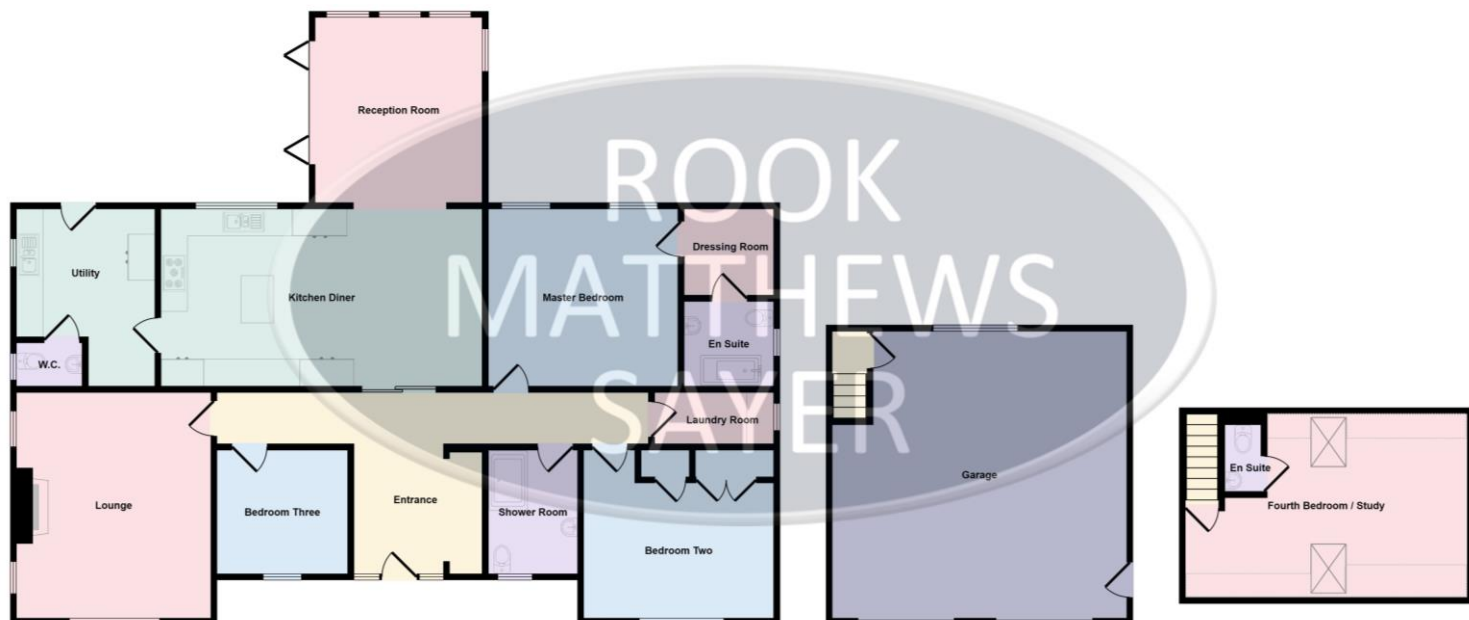
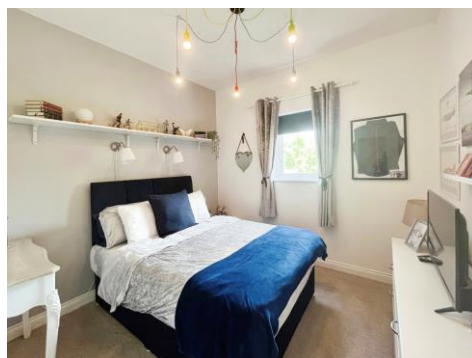
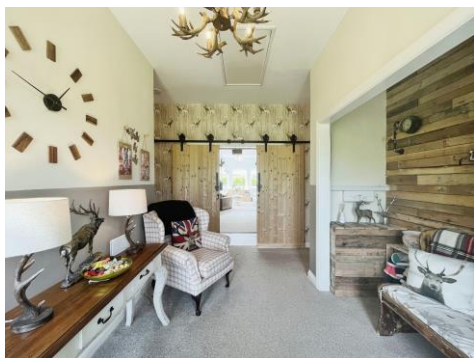
Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

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.

16 Branches across the North-East



Fir Tree Cottage, East Woodburn



Ground Floor

Garage

Garage First Floor

Denotes head height below 1.5m

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