



CRAG VIEW IS A DELIGHTFUL PERIOD COTTAGE IN THE HEART OF THE VILLAGE

CRAG VIEW, WEST WOODBURN,
HEXHAM, NORTHUMBERLAND, NE48 2RX

Freehold

savills

A TRADITIONAL STONE BUILT, QUAIN COTTAGE IN THE RURAL VILLAGE OF WEST WOODBURN

Crag View, West Woodburn, Hexham,
Northumberland, NE48 2RX

Freehold

2 Bedrooms ♦ Enclosed walled rear garden ♦ Off street parking
♦ EPC rating = F

Situation

Bellingham 4 miles, Hexham 13 miles, Morpeth 25.5 miles, Newcastle 32 miles,
Durham 48 miles, Edinburgh 77 miles.

West Woodburn is a village in north-western Northumberland, England. The River Rede, a major tributary of the River North Tyne, flows through the heart of the village.

From Corbridge head north from the A68 towards the Stagshaw roundabout, crossover the roundabout and continue heading north on the A68. Travel on the A68 for a further 13.5 miles until you reach the village of West Woodburn where the subject property will be found shortly on the right over the bridge, just past the village store.

Description

The property benefits from having two bedrooms and original features throughout; externally the property has off street parking and a well maintained walled mature garden with pond to the rear.

Entering the property from the roadside directly into the main reception room, the living/dining room which is approximately 25ft long is a spacious and bright room enjoying a double aspect overlooking the front and to the rear over the enclosed garden.

The living area has a traditional inglenook fireplace with wood burning stove and stone surround and hearth. The exposed ceiling beams continue across into the seating area from which the conservatory is accessed through double doors. The conservatory has a tiled floor and doors to the rear walled garden with a lovely outlook. The kitchen has fitted wall and base units to three sides with a gas range cooker and extractor hood, the base units have laminate work surfaces with an integrated sink and drainer and plumbing for appliances.



The kitchen is accessed from the rear entrance hall which also provides access to the bathroom. The bathroom has a three piece modern suite comprising a bath with shower over, wash hand basin and WC. with tiled flooring and matching wall tiles.

The two bedrooms are both pleasant sizes with the master being a comfortable double bedroom to the rear of the property and the second bedroom situated to the front.

Externally

Crag View has a roadside bedded border to the front with off road parking to the side along with access to the property, this then leads around to the rear where the property enjoys a mature enclosed garden with pond, outbuildings and pleasant seating areas.

General Information

Services

Mains electricity, drainage and water are connected and the central heating is oil fired.

Photographs taken - October 2018

Particulars prepared - October 2018

Tenure:

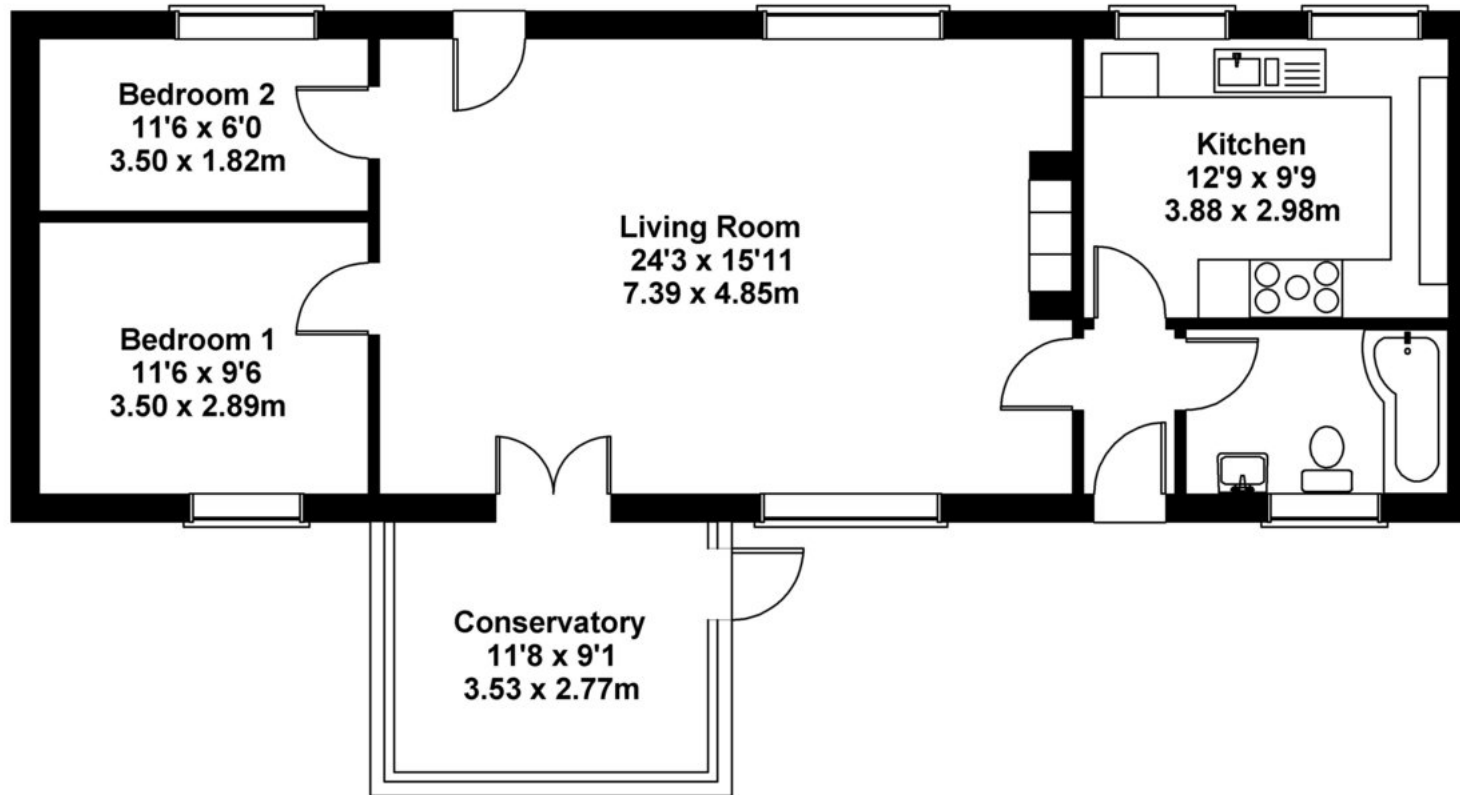
Freehold

Viewing:

Strictly by appointment with Savills



Crag View



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		99
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	28	
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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