

FLOSSY'S COTTAGE

Edwin
Thompson





Flossy’s Cottage, 2 Wandon Farm Cottages, Chatton, Wooler, NE71 6EW

Offers in the region of £230,000



Recently refurbished, immaculately presented mid terraced cottage benefitting from stunning countryside views.

Location

The property is located in a rural location but very near to the pretty village of Chatton in Northumberland. The village has a well stocked shop/post office and there is also a popular pub/restaurant. Flossy’s sits in an elevated position benefitting from stunning countryside views.

Wooler is approximately five miles west and is a well known market town surrounded by the Cheviot hills and close to the Northumberland National Park. The town enjoys a small supermarket, numerous independent shops, butcher, baker, and a delicatessen. The mainline railway station is in Berwick upon Tweed around 20 miles distance and offers regular services to Edinburgh and Newcastle as well as London.

Accommodation

This is a charming two bedroom mid terraced cottage. The present owners have undertaken a full renovation and the cottage is finished to a high standard throughout. The fitted kitchen has a range of stylish wall and floor cupboards, cooker, washer/dryer and fridge freezer. There is a spacious and light sitting room with feature inglenook fireplace and windows overlooking the front enjoying the fine countryside views, There is also a fabulous contemporary shower room on this level which is fully tiled with walk in shower, wash handbasin and WC. Stairs lead from the hallway to the first floor where there are two well proportioned bedrooms both benefitting from lovely views.

This property is currently utilised as a successful holiday let but could easily be used as a permanent home.

Externally there is a shared courtyard to the rear and parking to the front.

Notes

Some of the furniture may be available for separate negotiation

Services

Mains electricity, mains water. private drainage.

Tenure

Freehold

Charges

Council Tax Band: Northumberland County Council, band B.

EPC

Energy Performance Rating: D

Viewings

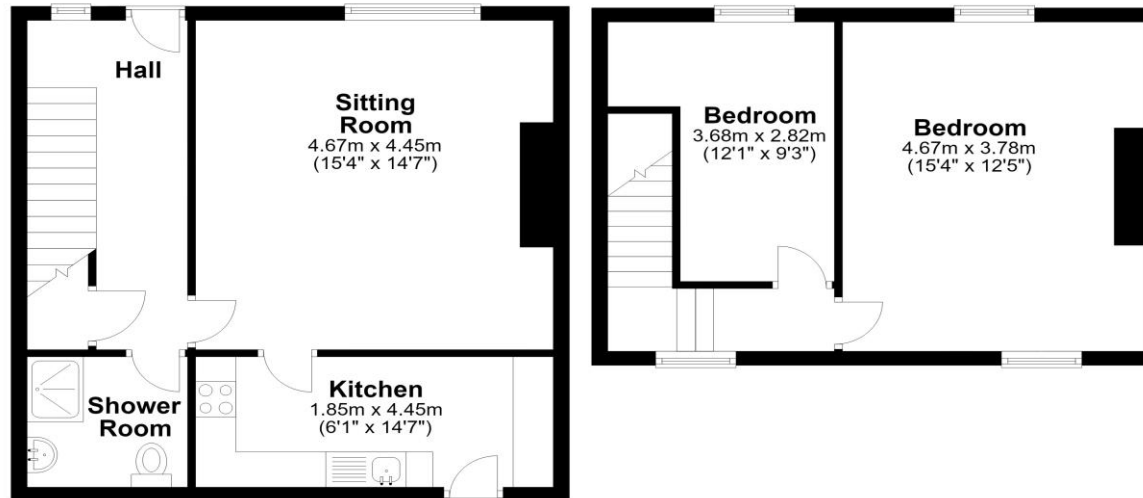
Strictly through the selling agents

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

Total area: approx. 66.0 sq. metres (710.5 sq. feet)

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