Bridge End Farmhouse,

Wooler, Northumberland, NE71 6QE

Guide Price £399,999

Ref: W124

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A BEAUTIFULLY RESTORED GEORGIAN FARMHOUSE DATING BACK TO THE 17TH CENTURY, CURRENTLY USED AS A LUCRATIVE GUEST HOUSE.

The present owners are running a successful bed and breakfast business in the farmhouse. The property offer tremendous potential and the flexibility for the usage of the property. The new owners could develop the present business further, however it would make a superb family home.
Bridge End Farmhouse has been tastefully modernised and upgraded over the last few years, ensuring that the character and charm has been retained which includes, inglenook fireplaces, beamed ceilings and internal doors.
The versatile interior of the main house has a pillared entrance into an reception hall, this leads to a cloakroom, a large impressive dining room with exposed stone walls, a sitting room, both with attractive fireplaces, a snug with beamed ceiling and multi-fuel stove. Also on the ground floor is a large breakfasting kitchen and a utility room. The bedrooms are located on the first and second floors, which comprises of six generous double bedrooms all of which have en-suite facilities.

Partial double glazing and full gas central heating. Large parking area to the rear and the side of the farmhouse and enclosed lawned south facing garden to the front.

There is also the option to purchase the adjoining 2 bedroom cottage.

This property must be viewed to be fully appreciated.

Area
Wooler is a market town and is located at the foot of the Cheviot Hills and on the edge of the National Park. It is a well known destination for holiday makers and in particular walkers, with its population almost doubling in the summer months.
The town is well serviced with excellent facilities, which includes two doctors practices, varied shopping including a supermarket, public houses, cafes and restaurants. There are various sporting clubs including football, cricket, bowling, tennis and golf.
First and Middle Schools are located in Wooler, with a choice of Alnwick or Berwick for senior education. The nearest railway station is located in Berwick-upon-Tweed some 17 miles away. There are airports located in Edinburgh 62 miles and Newcastle 46 miles away.

Reception Hall
With an ornate carved fireplace with cast iron inset and a beamed ceiling. Stairs to the first floor level with a built in under stairs cupboard. Three central heating radiators. Window to the side. Access door to The Cottage.

Cloakroom
7'2 x 3'6 (2.18m x 1.07m)
With white two piece suite which includes a toilet with toilet roll holder. Wash hand basin with two wall lights and towel rail. Central heating radiator.

Sitting room
15'7 x 13'3 (4.75m x 4.04m)
An attractive reception room with a beamed ceiling and a large stone built Inglenook fireplace with a multi fuel stove. Window to the front and a central heating radiator. Doorway to the dining room.

Dining Room
17'2 x 15'6 (5.23m x 4.72m)
A stunning reception room with a beamed ceiling and stripped floor boards, the dining room has an attractive wooden carved open coal fireplace with a tiled inset and hearth. Window to the front and fifteen pane entrance door giving access to the garden. Central heating radiator. Two double wall lights.

The Snug
17' x 10'7 (5.18m x 3.23m)
With a beamed ceiling and an Inglenook fireplace with a multi fuel stove sitting on a slate hearth. Window to the rear. Central heating radiator.

Kitchen / Breakfast Room
12'2 x 21'3 (3.71m x 6.48m)
Fitted with an excellent range of modern white wall and floor kitchen units, with granite effect worktop surfaces with a tiled splash back and under unit lighting. Central work station offering further storage and worktop surfaces. Double china sink and stainless steel sink. Rangemaster gas range. Central heating radiator and plumbing for a dishwasher. Vaulted ceiling with inset ceiling spots lights. Two windows and double French doors to the side yard.

Utility Room
11'2 x 7'9 (3.40m x 2.36m)

Door and a window to the side of the utility room, this room has wall and floor storage units. Plumbing for an automatic washing machine.

First Floor Landing
Central heating radiator.

Mint Room
15'10 x 11 (4.83m x 0.28m)
A large double bedroom with an oak carved fireplace with a tiled inset. Window to the front. Central heating radiator.

En Suite Shower Room
4'10 x 6'1 (1.47m x 1.85m)
Fitted with a modern three piece suite, which includes a toilet with toilet roll holder. Corner shower cubicle. Wash hand basin with shelf, mirror and double shaver socket above. Heated towel rail. Extractor fan.

Green Room
15'10 x 13'6 (4.83m x 4.11m)
A double bedroom with two built-in double wardrobes. Window to the front. Central heating radiator and two wall lights.

En Suite Bathroom
8'3 x 5'7 (2.51m x 1.70m)
Modern four piece suite, which includes a roll top bath with shower attachment. Corner shower cubicle, toilet and wash hand basin with a mirror and double shaver socket above. Frosted window to the front. Heated towel rail.

Plum Room
13'2 x 11'10 (4.01m x 3.61m)
A double bedroom with a window to the side and rear of the house. Central heating radiator.

En Suite Shower Room
7' x 5'2 (2.13m x 1.57m)
White three piece suite, which includes a corner shower cubicle with a Triton electric shower. Wash hand basin with a shelf and double shaver socket above. Toilet with toilet roll holder. Heated towel rail and extractor fan.

Blue Room
15'3 x 11'1 (4.65m x 3.38m)
A double bedroom with a built-in double wardrobe. Window to the side. Central heating radiator.

En Suite Shower Room
7'3 x 4'10 (2.21m x 1.47m)
A modern white three piece suite which includes a corner shower cubicle with a Mira electric shower. Toilet with a toilet roll holder. Wash hand basin with a mirror and double shaver socket above. Frosted window to the side. Heated towel rail.

Second Floor Landing
Access to the loft and a built-in storage cupboard.

Jade Room
9'9 x 11'4 (2.97m x 3.45m)
A double bedroom with a window to the side and two built-in cupboards. Central heating radiator.

En Suite Shower Room
9'4 x 4'1 (2.84m x 1.24m)
White three piece suite which includes a corner shower cubicle. Wash hand basin with a mirror and double shaver socket above.

Toilet with toilet roll holder. Heated towel rail. Extractor fan.

Rose Room
Another double bedroom with an Inglenook fireplace and a built-in double wardrobe. Window to the side. Central heating radiator.

En Suite Shower Room
Modern white three piece suite which includes a corner shower cubicle. Wash hand basin with a mirror and a double shaver socket above. Toilet with toilet roll holder. Extractor fan.

Outside
Large tarmac driveway and parking area to the side of the house, offering ample parking. Large enclosed lawned garden to the front of the house and there is also an enclosed garden for The Cottage with its own parking.

THE COTTAGE
Cottage: OFFERS IN EXCESS OF £145,000 Entrance Hall and Cloakroom, Charming Sitting Room with beamed ceilings, Inglenook fireplace and wood burning stove, Breakfasting Kitchen with feature fireplace and wood burning stove, Utility Room, Bathroom, 2 double Bedrooms, Patio Garden.

General Information
Partial Double Glazing.
Full Gas Central Heating.
All mains services are connected.
All fitted floor coverings are included in the sale.
Tenure - Freehold
The Farmhouse currently holds a full premises license.
Professional Booking System for the Farmhouse can be taken over with the advantage of future bookings via all major booking sites.
All business furnishings can be purchase via separate negotiation
EPC rating D.

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