



MEADOWFIELD

32 Ramseys Lane, Wooler, Northumberland, NE71 6NY



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32 Ramseys Lane is a detached 125 square metre character cottage which occupies a mature and elevated position, standing in generous garden grounds, with wonderful rural views. The property is situated on the periphery of the north Northumberland market town of Wooler and is within walking distance of a National Park and the Cheviot Hills.

Distances:

Berwick Railway Station 16 miles, Edinburgh 60 miles, Newcastle-upon-Tyne 46 miles (all distances are approximate).

Summary of Accommodation:

Ground Floor: Entrance Hall, Sitting Room, Dining Room, Kitchen, Utility, Bathroom.

First Floor: Landing, Bedroom 1, Bedroom 2.

Annex: Bedroom, Shower Room.

Outside: Mature Garden Grounds, On Street Parking, Stone Outbuilding



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Situation:

32 Ramsey Lane is situated on the periphery of the popular town of Wooler, which is on the edge of the Northumberland National Park and is a gateway to the Cheviot Hills. Wooler offers all the local amenities you would expect from a market town, including a supermarket, butchers, bakers, a variety of independent shops, a whiskey distillery and excellent local cafes, restaurants, pubs and a good medical practice. The coastal town of Berwick-upon-Tweed is only 16 miles to the north where there is a main rail line station and a wider range of national amenities, including professional services. The medieval market town of Alnwick, with its famous castle and gardens provides a good variety of specialist shops and family businesses to the south. The main A697 gives good access links north and south with the cities of Newcastle and Edinburgh being approximately 46 and 63 miles respectively. Newcastle is a vibrant centre of art and culture and boasts The Glasshouse International Centre for Music, several other theatres and galleries, including the Baltic, a dynamic city centre and famous quayside with international events throughout the year. There are some excellent golf courses nearby, both Links and Inland and the nearby River Till, a tributary of the internationally famous River Tweed, provides productive trout and salmon fishing. Good local state education is available in Wooler, with high schools in Alnwick and Berwick. For private schooling, Longridge Towers is just outside Berwick and has a bus that runs to and from Wooler within term times.

Description:

32 Ramseys Lane is a delightful and picturesque detached stone cottage which occupies a private and elevated position, with lovely rural views. The house offers spacious accommodation over two floors which extends to circa 125 sq. metres and despite requiring modernisation, benefits from gas fired central heating throughout and is predominately double glazed.



The house is accessed through the front door into a welcoming hallway where stairs rise to the first floor and doors lead off. There are two generous public rooms, a sitting room to the left and a spacious dining room to the right, that connects through the kitchen. The kitchen is fitted with a range of wall and base units, with space for a table and has a door to both the front and rear. Off the kitchen is a useful utility room and the main bathroom. A staircase from the main hall leads up to the first floor landing where there are two double bedrooms, one of which benefits from a wash hand basin and wc.

Separate to the main house is a detached annex which comprises a large room of 5.9m x 2.8m together with a shower room. This space has in the past been used as overspill bedroom accommodation however it would also make a wonderful home office/ workspace.

Outside:

The property occupies a private and elevated position, enclosed by a stone wall and has generous garden grounds with a variety of mature trees and shrubs and well stocked flower beds. Supporting the garden is a stone outbuilding which provides excellent storage for garden and outdoor equipment.

Adjacent to the property is unrestricted, on street parking.

GENERAL REMARKS:

Satellite Navigation:

For the benefit of those with satellite navigation the property's postcode is NE71 6NY

Services:

Mains water, drainage, electricity and gas.

Local Authority:

Northumberland County Council
Council Offices
Wallace Green
Berwick-upon-Tweed
Northumberland
Telephone: 01289 330044.

Council Tax Band:

Council Tax Band C

Energy Efficiency Rating: E (54)



Internet Web Site:

This property and other properties offered by Rettie South LLP can be viewed on our website at www.rettie.co.uk as well as our affiliated websites at www.rightmove.co.uk, www.onthemarket.com, and www.tlo.co.uk.

Servitude Rights, Burdens & Wayleaves:

The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes whether contained in the title deeds or informally constituted and whether or not referred to above.

Particulars and Plans:

These particulars and plan are believed to be correct but they are in no way guaranteed. Any error, omission or misstatement shall not annul the sale or entitle any party to compensation nor in any circumstances give grounds for action at law.

Misrepresentations

1. The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor Rettie Berwick LLP, the selling agent, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent.
2. The Purchaser(s) shall be deemed to acknowledge that he has not entered into contact in reliance on the said statements, that he has satisfied himself as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property.
3. Any error, omission or mis-statement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.



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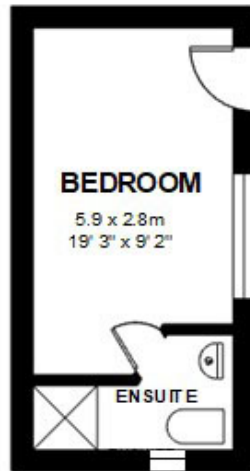
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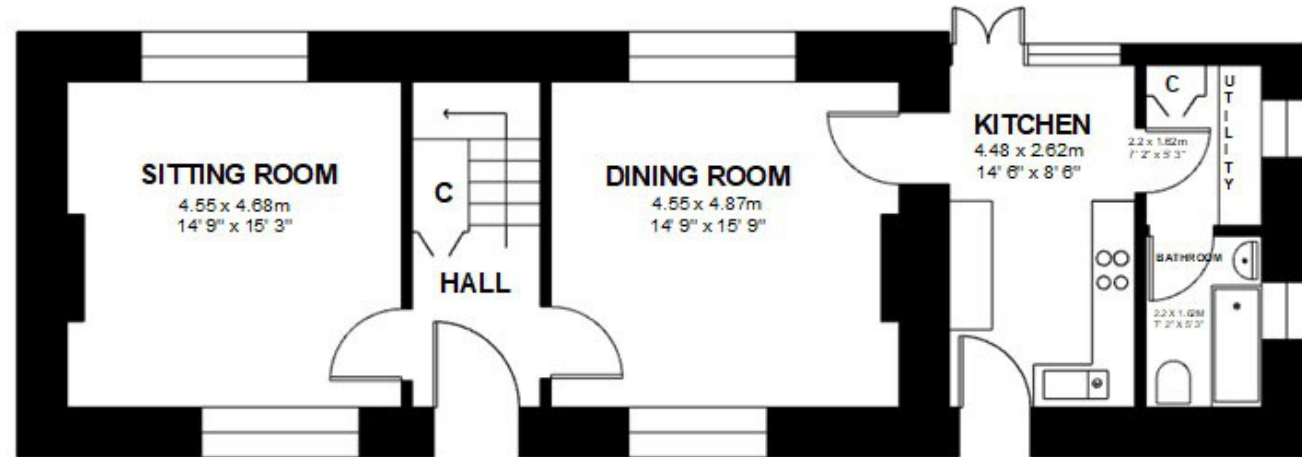
32 RAMSEY LANE, WOOLER, NE716NY

APPROXIMATE GROSS INTERNAL FLOOR AREA, 125.8 sqm, 1354 sqft



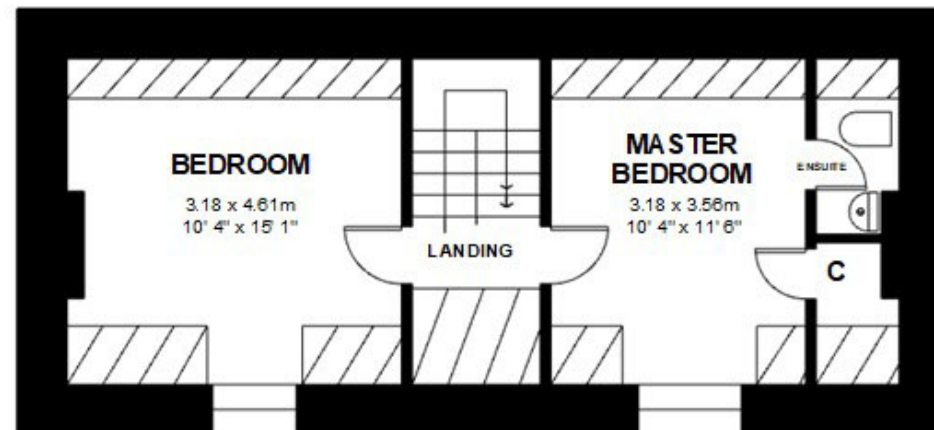
ANNEX

INTERNAL AREA:
16.52 sqm, 177 sqft



GROUND FLOOR

APPROXIMATE AREA: 72.6 sqm...781 sqft



FIRST FLOOR

APPROXIMATE AREA: 53.2 sqm...572 sqft

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY - ALL MEASUREMENTS AND FIXTURES INCLUDING DOORS AND WINDOWS ARE APPROXIMATE





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Proof and Source of Funds/Anti Money Laundering Under the HMRC Anti Money Laundering legislation all offers to purchase a property on a cash basis or subject to mortgage require evidence of source of funds. This may include evidence of bank statements/funding source, mortgage or confirmation from a solicitor the purchaser has the funds to conclude the transaction. All individuals involved in the transaction are required to produce proof of identity and proof of address. This is acceptable either as original or certified documents.

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