



6 Doddington Mill

Doddington, Wooler



6 Doddington Mill, Doddington, Wooler, Northumberland, NE71 6AR

A well presented, three bedroom stone cottage, enjoying a lovely courtyard position in this former farm steading in the small hamlet of Doddington - approx 3 miles from Wooler - an ideal main, second or holiday home. Attractive gardens to the front and rear, parking close by and a single garage within a block - No Upward Chain

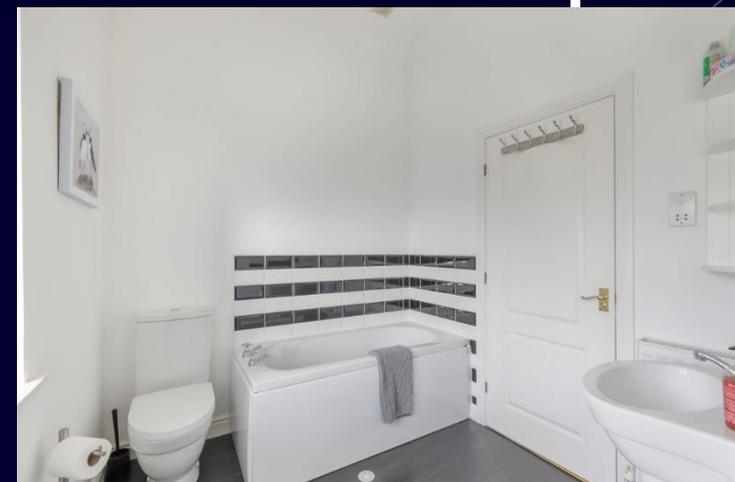
The lovely stone terrace conversion, completed around 2000 on the former Steading Mill site, is one of only seven individual properties at Doddington Mill, benefiting from front and rear courtyard gardens, a single garage within a block and residents/visitor parking close by. The cottage has been for the last 4 years a successful commercial holiday let via Airbnb and Booking.com, with small business rates in place and generating a good annual income. The cottage has views towards the surrounding fields and countryside, excellent walks nearby, and has easy access to Wooler and to the stunning Northumberland coastline.

Ground floor - Entrance hallway with stairs to the first floor | Ground floor WC and wash hand basin | Lovely 20ft sitting room with dining area, and dual aspect windows overlooking the gardens | Kitchen fitted with a range of cabinets with integrated appliances to include gas hob, electric oven. Door opening to the rear garden.





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First floor - First floor landing | Double bedroom with a window overlooking the courtyard and built in wardrobes and storage | Double bedroom two with a built in cupboard | Single bedroom three with high ceiling and mezzanine bed platform and built in storage, | Family bathroom with bath, separate shower, WC and wash hand basin.

Externally - The cottage has front and rear gardens, each with a stone wall to the boundary and timber gates for access | Single garage within the block away from the courtyard | Residents and visitor parking

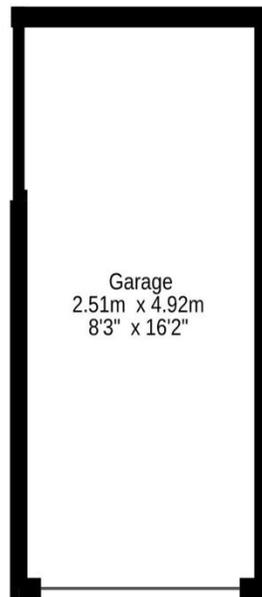
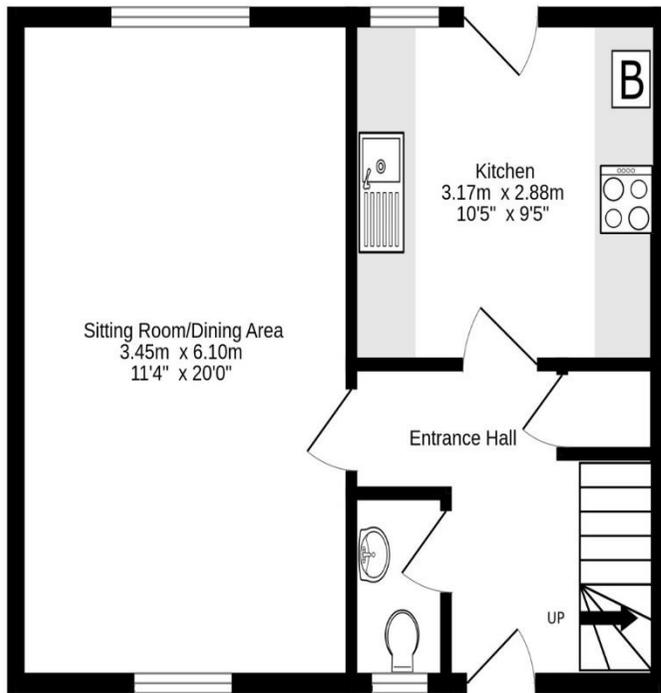
Doddington is famous regionally and nationally for its 'Doddington Dairy', major local producer of artisanal ice cream and cheese and for its prehistoric Rock art and archaeology at Doddington Moor and Dod Law, renowned for Neolithic cup-and-ring marked rocks, Bronze Age stone circles and Iron Age forts. Nearby Wooler offers a range of local amenities including shops, supermarkets, cafes, pubs & restaurants, as well as the stunning 'Ad Gefrin' Distillery tourist attraction, shop and restaurant.

Approximate distances - Wooler 3 miles - Belford 10 miles - Bamburgh 15 miles - Alnwick 20 miles - Berwick upon Tweed 14 miles

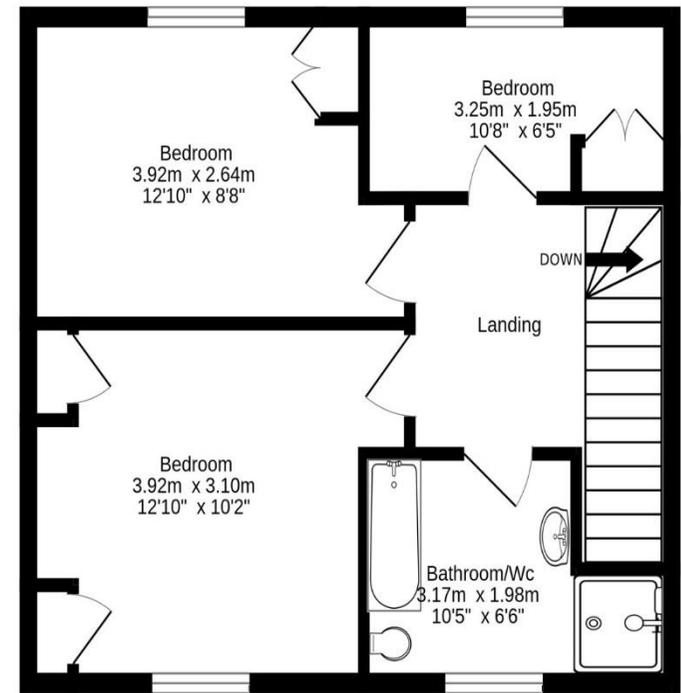
Services: Mains Electric | Treatment Sewage Plant (shared with 13 properties) & Private Water from Spring - Approx. £50 pcm | LPG Heating | Tenure: Freehold | Council Tax: Band D | EPC: D

Guide Price £255,000

Ground Floor
52.4 sq.m. (564 sq.ft.) approx.



1st Floor
38.0 sq.m. (409 sq.ft.) approx.



TOTAL FLOOR AREA : 90.4 sq.m. (973 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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