



Newbiggin House, Mindrum, Cornhill on Tweed TD12 4QL

Offers over £575,000

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property centre

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ACCOMMODATION IN BRIEF

Vestibule | Entrance Hall | Cloakroom | Lounge | Sitting Room with Mezzanine Floor | Two Conservatories | Living Room | Kitchen/Breakfast Room
Pantry | Utility Room | Shower Room | Side Entrance Hall | 5 Bedrooms | Bathroom | Double Glazing | Ground Source Heating | Solar PV Panels

OUTSIDE

Large Gardens approximate 0.75 of an acre | Single Garage with Storage Sheds either side | Ample Parking | Workshop

Offers Over £575,000

APPROXIMATE MILEAGES

Wooler 12 miles | Kelso 10 miles | Berwick 17 miles | Newcastle 58 miles | Edinburgh 54 miles

The logo for Aitchisons property centre, featuring the word "aitchisons" in a white, lowercase, sans-serif font, with "property centre" in a smaller, white, lowercase, sans-serif font below it, all set against a solid red square background.

aitchisons
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A fabulous opportunity to purchase this attractive and substantial detached stone built house, which is located in a rural setting in the hamlet of Mindrum. Once a former school, Newbiggin House is set at the foot of the Cheviot Hills, with views of the surrounding countryside and access to lovely walks in the hills. Newbiggin House is set within spacious gardens and grounds which extend to approximately 0.75 of an acre, which gives the vendor privacy.

The interior does require some modernisation and upgrading, however, it offers huge potential to create a magnificent family home. The interior comprises of a vestibule which gives access to the entrance hall with a cloakroom, a large lounge with an attractive open coal fireplace, a sitting room with a vaulted ceiling with a spiral staircase to a mezzanine floor above and a log burning stove, double doors to a large conservatory to the rear taking advantage of the views over the garden. There is a dual aspect living room with a Victorian style fireplace with working shutters and a further conservatory to the front with countryside views. The property has a large farmhouse style kitchen with traditional units and a walk-in pantry.

Newbiggin House has a generous utility room with a shower room, there is also a bathroom with a four piece suite and four double bedrooms on the ground floor. There is a further bedroom on the first floor and access to a large loft which offers potential to extend the accommodation if required. There is ground source heating, Solar PV Panels and double glazing.

Ample parking to the front of the house, which gives access to a single garage and a large workshop with a car pit. There are a range of other useful outbuildings.

Small enclosed lawn garden to the front and a large lawn garden to the rear which is very private as it is bounded by woodland and hedges.

Viewing is highly recommended.





PROPERTY DESCRIPTION

Vestibule: 7'2 x 6'2 (2.18m x 1.88m)

Door to the front giving access to the vestibule which has a tiled floor and a double window to the side, double partially glazed doors to the entrance hall.

Entrance Hall: 11'9 x 13'9 (3.58m x 4.19m)

A spacious hall with a window to the front and a central heating radiator. Two power points.

Cloakroom: 4'9 x 5'9 (1.45m x 1.75m)

Fitted with a white toilet and wash hand basin. Central heating radiator and a tiled floor and an extractor fan.

Internal Hall:

Three double windows to the front and three central heating radiators. Built-in storage cupboard and a door giving access to stairs to the first floor level. Eight power points.

Lounge: 11'5 x 20'1 (3.48m x 6.12m)

A spacious reception room with an attractive open coal fireplace, with a wooden carved surround and a marble inset. Window to the rear with working shutters, a central heating radiator, a telephone point, a television point and ten power points. Fifteen pane door to the sitting room.

Sitting Room: 25'1 x 16'3 (7.65m x 4.95m)

A superb reception room with a vaulted ceiling and a spiral staircase giving access to the mezzanine floor above. Two windows to the side and a triple window to the rear. Multi-fuel stove sitting on a slate hearth. Double fifteen pane doors to the conservatory. Ten power points and a television point.

Mezzanine Floor: 9'7 x 16'3 (2.92m x 4.95m)

A multi-functional room with a bay window bay to the rear with views of the Cheviot Hills and windows either side taking advantage of the views over the gardens. Vaulted ceiling and six power points.

Conservatory: 11'6 x 12'9 (3.51m x 3.89m)

A large conservatory overlooking the gardens to the rear which is glazed on two sides and a French door to the rear.

Living Room/Bedroom: 11'6 x 12'1 (3.51m x 3.68m)

A dual aspect reception room with a window to the front and side with working shutters. Attractive Victorian style fireplace with a timber surround, cast-iron inset and a tiled hearth. Central heating radiator, eight power points and a telephone point.

Conservatory: 7'2 x 14'5 (2.18m x 4.39m)

Glazed on two sides taking advantage of the views over the garden to the front and the surrounding countryside. Glazed door to the front and a tiled floor.

Kitchen/Breakfast Room: 11'5 x 20'1 (3.48m x 6.12m)

Fitted with a range of traditional base kitchen units which incorporated a stainless steel sink and drainer below the window to the side. Skylight to the side and recess ceiling spotlights. Two central heating radiators a tiled floor, eleven power points. Door to the pantry.

Pantry: 5'5 x 8'3 (1.65m x 2.51m)

Window to the side and a tiled floor.

Utility Room: 22'6 x 11'5 (6.86m x 3.48m)

A double window to the front. Double French doors to the rear giving access to the garden and two walk-in storage cupboards one containing the electrical meters. Central heating radiator and two central heating boilers. Ten power points.

Shower Room: 7' x 3'9 (2.13m x 1.14m)

Fitted with a double shower cubicle, a central heating radiator and an extractor fan.

Side Entrance Hall: 8'9 x 4'4 (2.67m x 1.32m)

With a window to the side and an entrance door to the front. Cloaks hanging area.



Bedroom 1: 10' x 12'3 (3.05m x 3.73m)

A generous double bedroom with a double window to the rear, a central heating radiator and four power points.

Bedroom 2: 14'1 x 11'2 (4.29m x 3.40m)

Another double bedroom with a double window to the rear, a central heating radiator and four power points.

Bedroom 3: 14' x 10'9 (4.27m x 3.28m)

A double bedroom with a double window to the rear, a central heating radiator and four power points.

Bedroom 4: 11'5 x 12' (3.48m x 3.66m)

Another double bedroom with a double window to the rear, a central heating radiator and four power points.

Bathroom: 13'10 x 9'3 (4.22m x 2.82m)

Fitted with a four piece suite which includes a shower cubicle, a corner bath, a toilet and a wash hand basin with a mirror above. Frosted window to the front and a central heating radiator.

First Floor Landing: 6'9 x 4' (2.06m x 1.22m)

With a door giving access to a large loft area offering excellent storage and potential to extend the accommodation. Door to bedroom five. Skylight to the rear and two power points.

Bedroom 5: 12'3 x 14'5 (3.73m x 4.39m)

A good sized bedroom with a window to the side, a central heating radiator and four power points.

Outside:

Ample parking to the front of the property on a concrete driveway which gives access to a single garage with a storage shed either side. Access to the workshop.

Gardens:

Large gardens and ground to the front and rear which extend to approximately 0.75 acre, there comprise of a small lawn garden to the front bounded by hedging and mature shrubs. Large rear lawn garden with a woodland strip giving the owner privacy. There are a number of useful timber sheds and outhouses.

Workshop: 21'3 x 20'3 (6.48m x 6.17m)

With vehicular bi-folding doors to the front and rear giving access. The workshop offers potential to convert into a separate property, or to convert into an office/studio. There is lighting and power connected and a car pit.

General Information

Double glazing.

Ground source heating.

Solar PV Panel.

Services - Mains water and and electric. Drainage into a septic tank.

Tenure - Freehold.

Council tax band G.

Energy rating E.

Agency Information**OFFICE OPENING HOURS**

Monday - Friday 9.00 - 16.30

Saturday by Appointment

FIXTURES & FITTINGS

Items described in these particulars are included in the sale, all other items are specifically excluded. All heating systems and their appliances are untested.

This brochure including photography was prepared in accordance with the sellers instructions.

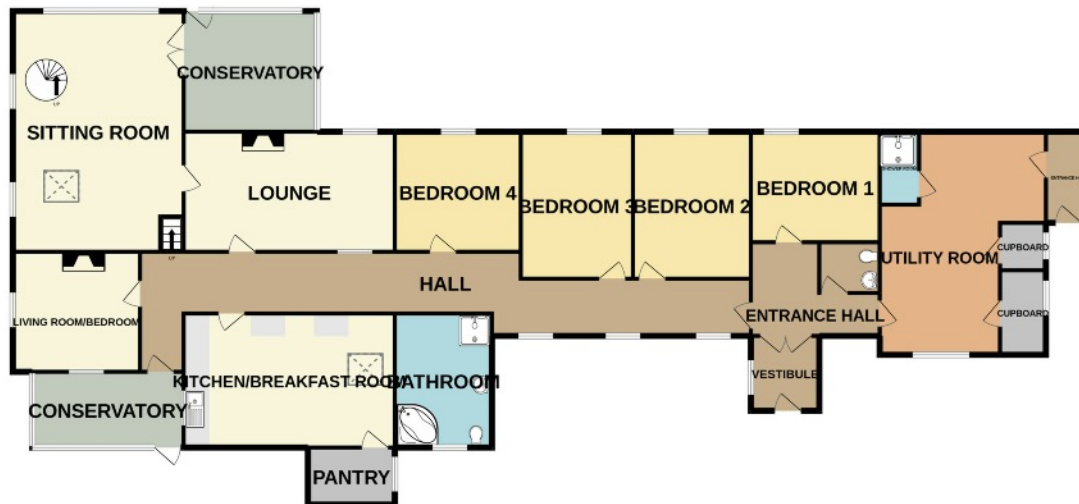
VIEWING

Strictly by appointment with the selling agent and viewing guidelines due to Coronavirus (Covid-19) to be adhered to.



GROUND FLOOR
2857 sq.ft. (265.4 sq.m.) approx.

1ST FLOOR
389 sq.ft. (36.1 sq.m.) approx.



TOTAL FLOOR AREA : 3246 sq.ft. (301.5 sq.m.) 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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