



## Church View Main Street

Cornhill-on-Tweed, TD12 4UH

Price Guide £230,000

We are pleased to bring to the market this deceptively spacious three bedroom stone built terraced cottage, which is located in the heart of this small Northumberland village. Cornhill-on-Tweed is located on the River Tweed, which is popular with fishermen, the village has an superb village store and the Collingwood Arms Hotel. The nearest town is Coldstream some 1.5 miles away.

Church View has character and charm and comprises of a large lounge with an inglenook fireplace with a log burning stove, a breakfasting kitchen with an excellent range of units with appliances and a utility room. The sun room is a superb addition to the cottage which takes advantage of the views over the rear garden. Also on the ground floor is the main double bedroom and a bathroom. On the first floor are another two double bedrooms. Double glazing throughout property.

A new oil-fired central heating system has recently been installed, featuring a modern external combi boiler. The system includes a magnetic filter, automatic bypass valve, fire valve, and condensate drainage, providing efficient and reliable heating and hot water. The boiler benefits from a 10-year parts and labour warranty, offering added peace of mind for prospective purchasers.

Attractive private cottage garden at the rear with well stocked flowerbeds and shrubberies. There is a single garage with a carport to the side offering 'off road' parking.

This property would make an ideal retirement, family or holiday home, viewing is highly recommended.



## Entrance Hall

4'7 x 4'1 (1.40m x 1.24m)

Partially glazed entrance door giving access to the hall, which has a cloaks hanging area and a door to the lounge and bedroom one.

## Lounge

16'9 x 17'6 (5.11m x 5.33m)

A spacious reception room with an attractive inglenook fireplace with a log burning stove sitting on a slate hearth. Built-in shelved cupboard to the side of the fireplace, stairs to the first floor landing with a built-in understairs cupboard. Window to the front with shelving below and two central heating radiators. Ten power points.

## Utility Room

6'6 x 6'5 (1.98m x 1.96m)

With doors to the kitchen and bathroom, the utility room has a built-in double wall cupboard and the central heating boiler. Tiled floor and two power points.

## Kitchen/Breakfast Room

9'7 x 14' (2.92m x 4.27m)

Fitted with a superb range of wall and floor kitchen units with granite effect worktop surfaces with a tiled splash back. One and half bowl sink and drainer below the double window to the rear, built-in double oven, four ring gas hob with a cooker hood above. Plumbing for an automatic washing machine and space for a fridge freezer. Velux window to the rear and recessed ceiling spotlights. Central heating radiator and a built-in shelved pantry cupboard. Eight power points.

## Sunroom/Dining Room

9' x 19' (2.74m x 5.79m)

A superb addition to the cottage which is glazed on two sides taking advantage of the attractive rear garden. The sunroom has been used as a dining room which has double patio doors to the rear and a glazed single door. Four power points and a central heating radiator.

## Bathroom

5'4x8'2 (1.63mx2.49m)

Fitted with a white three-piece suite which includes a bath with a shower and screen above, a toilet with a toilet roll holder and a wash hand basin with a mirror above with a light and a medicine cabinet. Heated towel rail, built-in shelved storage cupboard and a frosted window to the rear.

## Bedroom 1

16'6 x 12'5 (5.03m x 3.78m)

A large double bedroom with a window to the front with double and secondary glazing. Central heating radiator and four power points.

## First Floor Landing

3'8 x 3'9 (1.12m x 1.14m)

Giving access to the two bedrooms on the first floor level, the landing has a built-in shelved storage cupboard.

## Bedroom 2

8'8 x 12'9 (2.64m x 3.89m)

A double bedroom with a velux window to the rear, access to eaves storage and a central heating radiator. Five power points.

## Bedroom 3

8'7 x 12'8 (2.62m x 3.86m)

Another double bedroom with a velux window to the rear, access to eaves storage and a built-in double wardrobe and double storage cupboard. Central heating radiator and five power points.

## Garden

A superb enclosed cottage garden to the rear of the property with well stocked flowerbeds and shrubberies, a greenhouse, a paved sitting area and a pond. Access gate to the rear of the garden giving access to the garage and carport.

## Garage

15'5 x 10'8 (4.70m x 3.25m)

Up and over door giving access to the garage which has electric and power connected. Carport attached to the side of the garage offering off-road parking.

## General Information

Full oil central heating.

Full double glazing.

All fitted floor coverings are included in the sale.

All mains services are connected except for gas.

Council Tax Band - A

Tenure-Freehold.

Energy Rating TBC

## Agency Information

OFFICE OPENING HOURS

Monday - Friday 9:00 - 17:00

Saturday - By Appointment

## FIXTURES & FITTINGS

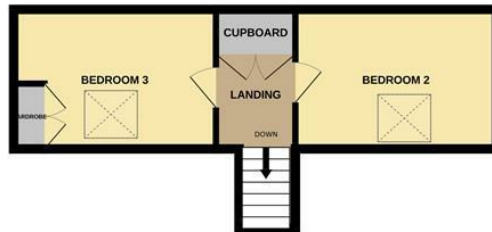
Items described in these particulars are included in sale, all other items are specifically excluded. All heating systems and their appliances are untested.



GROUND FLOOR  
876 sq.ft. (81.4 sq.m.) approx.



1ST FLOOR  
278 sq.ft. (25.8 sq.m.) approx.



TOTAL FLOOR AREA: 1154 sq.ft. (107.3 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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