



## 12 Cheviot View

Lowick, Berwick-upon-Tweed, TD15 2TY

**Offers Over £375,000**

Located within the highly regarded village of Lowick, 12 Cheviot View is an impressive detached stone built house, set within generous grounds extending to approximately 0.45 acres. Offering versatile and well-proportioned accommodation, the property combines traditional character with the space and flexibility suited to modern family living.

The accommodation is arranged to provide excellent flow throughout. A welcoming lounge and a separate sitting room offer two distinct reception spaces, ideal for both entertaining and everyday relaxation. A dedicated dining room provides an inviting setting for family meals and social gatherings, while the well-equipped kitchen sits at the heart of the home, complemented by a practical utility room and boiler room with additional storage and workspace.

The property offers three generous sized bedrooms, all enjoying a pleasant outlook, served by a family bathroom and a shower room. The house benefits from full double glazing and oil central heating.

Externally, the house has a stunning walled garden at the rear providing a high degree of privacy and an attractive outdoor space for recreation and entertaining. The garden has a large lawn with fruit trees and well stocked flowerbeds and shrubberies. The grounds also include a garage and ample room for further landscaping or potential enhancement, subject to any necessary consents.

Set within a friendly village community and surrounded by open countryside, Lowick offers an enviable lifestyle with easy access to the stunning Northumberland coastline. The village has a superb shop, two public houses, a village hall, a church and a primary school. The town of Berwick-upon-Tweed is 10 miles and Wooler is 8 miles. This exceptional property represents a rare opportunity to acquire a substantial village residence in a peaceful yet accessible location. Contact our Berwick-upon-Tweed office to arrange a viewing.



### Entrance Hall

16' x 8'1 (4.88m x 2.46m)

Partially glazed entrance door giving access to the hall, which has stairs to the first floor landing with a built-in understairs cupboard.

### Lounge

16' x 13'6 (4.88m x 4.11m)

A spacious reception room with a beamed ceiling and a window at the front with a central heating radiator below. Attractive wooden carved open coal fireplace with a tiled inset and hearth.

### Sitting Room

16' x 10'7 (4.88m x 3.23m)

A well proportioned reception room with a mahogany carved fireplace with a modern electric fire. Window at the front, two wall lights, a central heating radiator and double fifteen pane doors to the dining room.

### Dining Room

15' x 11'9 (4.57m x 3.58m)

A spacious dining room with parquet flooring and ample space for a table and chairs. Attractive views over the rear garden through large patio doors, a window to the side and a glazed entrance door. Central heating radiator.

### Kitchen

13' x 7'2 (3.96m x 2.18m)

Fitted with a range of modern white wall and floor units including a glass display unit and granite effect worktop surfaces with a tiled splashback. Stainless steel sink a drainer below the double window to the rear, there is also a single window. Freestanding electric cooker, a central heating radiator and recessed ceiling spotlights.

### Utility Room

13'2 x 7'2 (4.01m x 2.18m)

Fitted with white base storage cupboards with granite effect worktop surfaces. Plumbing for an automatic washing machine and space for a tumble dryer. Glazed entrance door at the side.

### Boiler Room

7'5 x 7'9 (2.26m x 2.36m)

Containing the central heating boiler, triple window to the rear and a window and glazed entrance door to the side.

### First Floor Landing

4'5 x 9'3 (1.35m x 2.82m)

Access to the loft.

### Bathroom

7'9 x 8'3 (2.36m x 2.51m)

Fitted with a white suite which includes a toilet, a wash hand basin below the double window to the rear and a bath. Central heating radiator, wall mounted electric fan heater, door to the shower room.

### Shower Room

5'6 x 3'8 (1.68m x 1.12m)

Fitted with a shower cubicle with an electric shower, a wash hand basin, a window to the side and a built-in double airing cupboard housing the hot water tank.

### Bedroom 1

15'10 x 11'8 (4.83m x 3.56m)

A large double bedroom with a window to the front with a central heating radiator below. Wash hand basin with a vanity unit below and a shaver light and socket above.

### Bedroom 3

11'5 x 9' (3.48m x 2.74m)

A good sized single bedroom with a window to the front, a central heating radiator and recessed ceiling spotlights.

### Bedroom 2

14' x 10'8 (4.27m x 3.25m)

A large double bedroom with a window to the front, a central heating radiator and a wash hand basin with a vanity unit below and a shaver light and socket above.

### Gardens and Grounds

Driveway offering ample 'off road' parking and giving access to the garage. The garage has lighting and power connected and offers excellent storage. The gardens and grounds extend to approximately 0.45 acres, with a large level walled garden with lawns with fruit trees, well stocked flowerbeds and shrubberies. Ample space for further development including extending the house. The garden has a greenhouse a various garden sheds.

### General Information

Full double glazing.

Full oil fired central heating.

All fitted floor coverings are included in the sale.

All mains services are connected except for gas.

Council tax band - C.

Tenure-Freehold.

EPC - D

### Agency Information

OFFICE OPENING HOURS

Monday - Friday 9.00 - 17.00

Saturday 9.00 - 12.00

### 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.

### VIEWING

Strictly by appointment with the selling agent.



GROUND FLOOR  
957 sq.ft. (88.9 sq.m.) approx.



1ST FLOOR  
618 sq.ft. (57.4 sq.m.) approx.



TOTAL FLOOR AREA: 1575 sq.ft. (146.3 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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