



Garden Cottage

Middle Ord, Berwick-Upon-Tweed, TD15 2XQ

Offers Over £425,000

We are delighted to offer for sale this beautifully presented detached stone built cottage, set in a peaceful rural location and enjoying stunning open views across the surrounding countryside. Garden Cottage lies approximately three miles south west of the historic town of Berwick-upon-Tweed, where a wide range of amenities can be found, including shops, cafés, restaurants, schools, beautiful sandy beaches, sporting clubs and a railway station on the East Coast Main Line.

The current owners have tastefully upgraded and extended the property, creating a perfect blend of character, comfort, and modern elegance. A particular highlight is the south facing sun room with a vaulted ceiling, which maximises natural light and provides delightful views over the garden and beyond. Doorway from the sun room into a well appointed modern kitchen with fitted appliances, and a spacious lounge featuring an attractive stone built inglenook fireplace with a multi-fuel stove. From the lounge there is access to a cloakroom and a versatile office, which could easily serve as an additional bedroom if required. Also on the ground floor is a separate sitting room and the principal bedroom, complete with an en-suite shower room and a large walk-in wardrobe.

Upstairs, the property has a family bathroom and two generous double bedrooms with vaulted beamed ceilings, one of which benefits from its own en-suite bathroom. The cottage has full double glazing and oil fired central heating.

Externally, there is a parking bay at the front for two vehicles, at the rear, a driveway provides access to a double garage. The enclosed rear garden is well maintained and features a raised patio area overlooking the lawn with well stocked flowerbeds, ideal for relaxing or entertaining.

This is more than just a house; it is a charming home offering an enviable lifestyle in a truly beautiful setting. Early viewing is highly recommended, contact our Berwick-upon-Tweed office to arrange an appointment.



Entrance Hall

4'6 x 24' (1.37m x 7.32m)

A partially glazed entrance door provides access to the hall, which features a staircase leading to the first floor landing. Two front facing windows and a skylight allowing plenty of natural light. Central heating radiator and two power points.

Lounge

21'2 x 13'8 (6.45m x 4.17m)

A spacious reception room with a large stone built inglenook fireplace with a multi-fuel stove sitting on a tiled hearth. Double French doors provide access to the sunroom, a side window, two central heating radiators and ten power points.

Office/Bedroom 4

7'7 x 9'9 (2.31m x 2.97m)

Currently being used as an office, however, it would make an ideal single bedroom, it has a velux window, a central heating radiator, a television point and four power points.

Cloakroom

3' x 4'8 (0.91m x 1.42m)

Fitted with a toilet and a wash hand basin with a vanity below. Frosted side window and a central heating radiator.

Sun Room

12'1 x 21'8 (3.68m x 6.60m)

A stunning addition to the cottage, the sun room has a vaulted ceiling and double French doors with side glass panels either side providing access to the rear garden. The room has windows on three sides making it a bright and airy room and taking advantage of the views over the garden and the surrounding countryside. Doorway to the kitchen, sixteen power points, a television point, and three central heating radiators.

Utility Room

5'8 x 7'4 (1.73m x 2.24m)

Fitted with a range of white base storage cupboards with wood effect worktop surfaces and a stainless steel sink and drainer below the rear facing window. Plumbing for an

automatic washing machine and space for a tumble dryer. Central heating radiator, a cloaks hanging area, a glazed side entrance door and four power points.

Kitchen

14'4 x 8'7 (4.37m x 2.62m)

Fitted with an extensive range of white wall and base units with beechwood worktop surfaces with a tiled splashback. The kitchen has under unit and pelmet lighting, plumbing for a dish washing machine, an induction four ring hob with cooker hood above, a built-in microwave and oven and space for a fridge freezer. Stainless steel sink and drainer and eight power points.

Sitting Room

11'3 x 12' (3.43m x 3.66m)

A multifunctional room featuring a rear facing double window, recessed ceiling spotlights and a central heating radiator. Six power points and a television point.

Bedroom 1

14'3 x 12'9 (4.34m x 3.89m)

A generous double bedroom with a beamed ceiling, two front facing windows and a rear window alongside a glazed entrance door providing access to the garden. The room benefits from a large walk-in wardrobe offering excellent storage, a central heating radiator and six power points.

En-Suite Shower Room

4'7 x 6'5 (1.40m x 1.96m)

Fitted with a white three-piece suite comprising a shower cubicle with a shower curtain curtain, a low level toilet and a wash hand basin. The shower room has a beamed ceiling, inset ceiling spotlights and a central heating radiator.

First Floor Landing

7'6 x 16'6 (2.29m x 5.03m)

Built-in storage cupboard, a front facing velux window and four power points.



Bathroom

5'9 x 11'1 (1.75m x 3.38m)

Fitted with a quality white suite including a bath, a wash hand basin, a toilet and a shower cubicle. Built-in shelved recess for towels, a central heating radiator, inset ceiling spotlights and a rear facing frosted double window.

Bedroom 2

12' x 23'2 (3.66m x 7.06m)

A stunning bedroom with a vaulted beamed ceiling, two rear facing double windows with countryside views, one with a window seat below. Two central heating radiators and eight power points.

Bedroom 3

12'1 x 14'5 (3.68m x 4.39m)

Another double bedroom with a vaulted beamed ceiling, a rear facing double window with countryside views, a central heating radiator and four power points.

En-Suite Bathroom

8' x 4'2 (2.44m x 1.27m)

Fitted with a white three-piece suite comprising a bath with a shower attachment, a toilet and a wash hand basin. Window at the side of the cottage.

Garage

A large double garage with two up and over doors at the front, lighting and power connected.

General Information

Full double glazing.

Full oil fired central heating.

All fitted floor coverings are included in the sale.

Council Tax band: C.

Services: Drainage to a septic tank, mains water supply, mains electricity and telephone.

Tenure- Freehold.

epc: c (54)





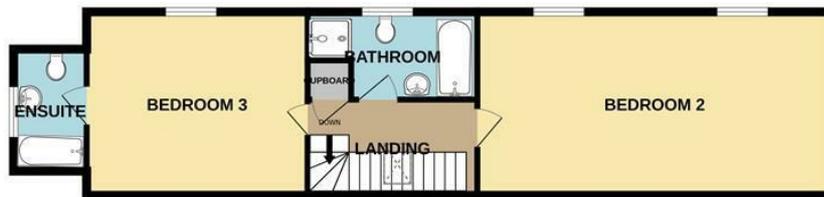




GROUND FLOOR
1137 sq.ft. (105.6 sq.m.) approx.



1ST FLOOR
624 sq.ft. (57.9 sq.m.) approx.



TOTAL FLOOR AREA: 1761 sq.ft. (163.6 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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