



56 Pipers Rest Foulden Holdings

Foulden, Berwick Upon Tweed, TD15 1UF

Offers Over £285,000

We are pleased to bring to the market this well proportioned two bedroom detached cottage, which is located in the small village of Foulden, some five miles west of Berwick-upon-Tweed. The property is set within large gardens and grounds creating privacy for the owners, which includes ample 'off road' parking, a garage, workshops, lawns and a vegetable plot with a polytunnel.

The well maintained interior comprises of a well appointed oak kitchen with appliances, a good sized sitting room with an open coal fireplace and French doors to a large sun room which has a dining area. There is a useful utility room and bathroom with a four piece suite and two double bedrooms, the main bedroom has a fitted wardrobe. The cottage has full oil fired central heating and double glazing.

Viewing is recommended.



Entrance Hall

12'4 x 2'7 (3.76m x 0.79m)

Partially glazed entrance door giving access to the hall, which has a central heating radiator and access to the loft. Doors to the kitchen, utility room and bathroom.

Utility Room

12'1 x 4'2 (3.68m x 1.27m)

Fitted with a range of wall and floor storage cupboards with marble effect worktop surfaces with a tiled splash back. Stainless steel sink and drainer, plumbing for an automatic washing machine and space for tumble dryer. Window to the side of the cottage and three power points.

Bathroom

11'9 x 6'2 (3.58m x 1.88m)

Fitted with a four-piece suite which includes a shower cubicle with an electric shower, a bath with a shower attachment, a toilet and a wash hand basin. Frosted window to the side and a heated towel rail. Recessed ceiling spotlights.

Kitchen

10'5 x 12' (3.18m x 3.66m)

Fitted with an excellent range of oak wall and floor kitchen units which includes two glass display cabinets, under unit lighting and granite effect worktop surfaces with a tiled splash back. Hotpoint electric cooker with a cooker hood above and a stainless steel sink and drainer below the window to the side. Plumbing for a dish washing machine, a central heating radiator and a central heating boiler. Access to the loft and nine power points.

Sitting Room

17'5 x 12' (5.31m x 3.66m)

A good sized reception room with a fully tiled open coal fireplace and a window to the front. Two windows and double French doors giving access to the sun room. Central heating radiator, a television point, telephone point and six power points.

Sun Room

10'1 x 34'9 (3.07m x 10.59m)

A large sun room which has a dining area and is glazed on two sides overlooking the gardens to the rear and side. Glazed

entrance door giving access to the garden to the rear. Two central heating radiators and eight power points.

Bedroom 1

14'2 x 8'9 (4.32m x 2.67m)

A large double bedroom with two windows to the rear and built-in wardrobes to one wall offering excellent storage. Central heating radiator and four power points.

Bedroom 2

9'6 x 12'2 (2.90m x 3.71m)

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

Garage

20' x 15' (6.10m x 4.57m)

Double doors giving access to the garage which has windows to the rear and access to a workshop to the side. There are two further workshops or storage sheds to the side of the garage.

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.

Freehold.

Council tax band B

EPC Rating D (58)

Agency Notes

OFFICE OPENING HOURS

Monday - Friday 9.00 - 17.00

Saturday 9.00 - 12.00

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
1079 sq.ft. (100.3 sq.m.) approx.



TOTAL FLOOR AREA: 1079 sq.ft. (100.3 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.
Made with Metropax ©2022



Important Information You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.

Berwick Office
36 Hide Hill, Berwick-upon-Tweed
Northumberland, TD15 1AB

T: (01289) 307571
F: (01289) 302948
E: berwick@aitchisons.co

Wooler Office
25 High Street, Wooler
Northumberland, NE71 6BU

T: (01668) 281819
F: (01668) 281717
E: wooler@aitchisons.co



Zoopa.co.uk

