



2 West Loanend Cottages

Berwick upon Tweed, Northumberland, TD15 2XT

Price Guide £220,000

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A fantastic opportunity to purchase this attractive stone built end-terraced cottage, which is situated in a rural position with open countryside views. The cottage has the superb feature of a 1/3 acre paddock which would be ideal for horses or sheep.

The cottage has character and charm, with beamed ceilings, pine panelled doors, Travertine stone floors on the ground floor and stripped wooded floors on the first floor. The current owner has run the property as a holiday let, however, it would make a superb permanent residence, which comprises of a comfortable sitting room with a beamed ceiling, a large kitchen/breakfast room with an inglenook fireplace with a multi-fuel stove and a bespoke pine kitchen with integrated appliances. Also on the ground floor is a bathroom with a white three-piece suite which includes a freestanding cast iron bath. On the first floor are two large double bedrooms, the main bedroom has a walk-in wardrobe.

Parking at the front of the cottage and a garden which has been landscaped for ease of maintenance. Enclosed yard to the rear with three outbuildings, one used as a wash house with plumbing for an automatic washing machine.

West Loanend is approximately three miles west of Berwick-upon-Tweed, where there is excellent facilities and a railway station.

Viewing is recommended.



Location

The nearest town to the property is Berwick-upon-Tweed, England's most northerly market town, some 4 miles from the property, offering a wide range of local amenities including supermarkets and national shopping facilities, a number of first, middle and an academy senior school. Longridge Towers, is a small private school located under two miles from the property.

Berwick also has excellent sports, leisure facilities and numerous clubs and societies, including football, rugby, bowling, two quality golf courses and a new sports centre with swimming pool, squash courts and gym. Inland, there is a swathe of unspoilt countryside including the Cheviot Hills and the River Tweed. Areas such as these offer a range of outdoor pursuits and hobbies including: walking, shooting and fishing. Along the coastline there are miles of unspoilt beaches in such places as Berwick, Spittal as well as Coldingham Bay to the north and Bamburgh to the south. There are also places of historical interest such as Holy Island, Bamburgh Castle, Dunstanburgh Castle, all reasonably near.

Berwick enjoys excellent transport and commuting links via The East Coast Mainline train which takes approximately 3.5 hours to Kings Cross from Berwick and the A1 trunk road. These connect Berwick easily to Edinburgh (60 miles) and Scotland to the north and Newcastle (65 miles) and beyond to the south. To the west lies Kelso and the beautiful countryside of the Scottish Borders and the Tweed Valley.

Entrance Hall

6'1 x 3'9 (1.85m x 1.14m)

Partially glazed entrance door giving access to the hall, which has a Travertine stone tiled floor and stairs to the first floor landing.

Sitting Room

11'9 x 9'8 (3.58m x 2.95m)

A comfortable sitting room with a beamed ceiling and a double window to the front with countryside views. Travertine stone floor, a central heating radiator and two wall lights. Television point, a telephone point and four power points.

Kitchen/Dining Area

16'1 x 14'5 (4.90m x 4.39m)

A spacious kitchen with a beamed ceiling, a Travertine stone floor and an inglenook fireplace with a multi-fuel stove. Bespoke traditional pine kitchen with ample wall and floor units, which includes a double glass display cabinet, under unit lighting and solid wooded worktop surfaces. One and a half bowl white ceramic sink and drainer below one of the two windows to the rear. Freestanding Smeg electric cooker with a cooker hood above, integrated fridge and dish washing machine. Double window to the front with countryside views and a central heating radiator. Eight power points.

Rear Hall

4'4 x 3'5 (1.32m x 1.04m)

Partially glazed entrance door to the rear yard and a large built-in downstairs cupboard. Travertine stone tiled floor.

Bathroom

4'9 x 8'8 (1.45m x 2.64m)

Fitted with a quality white three-piece suite and attractive wooden paneled walls, the suite includes a freestanding cast iron bath with a shower attachment, a wash hand basin with a mirror and light above and a toilet. Travertine tiled floor, recessed ceiling spotlights and a medicine cabinet. Central heating radiator and a frosted window to the rear.

First Floor Landing

3'3 x 2'7 (0.99m x 0.79m)

With a window to the rear and giving access to both bedrooms.



Bedroom 1

17'7 x 15' (5.36m x 4.57m)

A large double bedroom with stripped wooden flooring and a double window to the front with superb countryside views. Walk-in storage cupboard and an airing cupboard housing the hot water tank. Central heating radiator, a television point four power points.

Bedroom 2

17'6 x 10'1 (5.33m x 3.07m)

Another large double bedroom with a double window to the front with countryside views, a central heating radiator and five power points.

Garden

Parking at the front of the cottage and a small enclosed garden which has been landscaped for ease of maintenance. Yard to the rear which has three useful outhouses, one is a wash house with a sink, plumbing for an automatic washing machine and contains the central heating boiler.

Paddock

Located opposite the cottage, there is a 1/3 acre grass paddock, which would be ideal for a horse or sheep. The paddock is fully fenced.

General Information

Full oil fired central heating.

Partial double glazing.

Freehold.

Services-mains electric and water, drainage into a septic tank.

Council tax band B.

EPC G (7)

Price offers over 220,000.

Agency Notes

OFFICE OPENING HOURS

Monday - Friday 9.00 - 17.00

Saturday 9.00 - 12.00

FIXTURES & FITTINGS

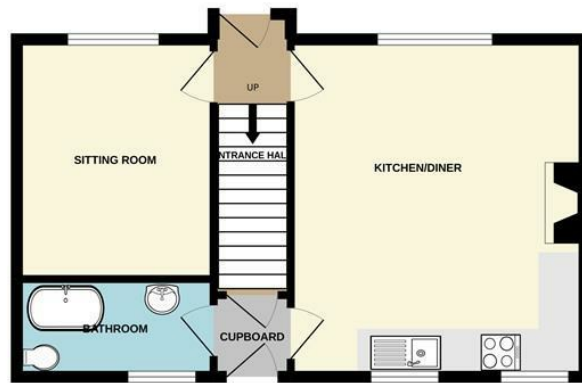
Items described in these particulars are included in the sale, all other items are specifically excluded. All heating systems and their appliances are untested. This brochure including photography was prepared in accordance with the sellers instructions.

VIEWING

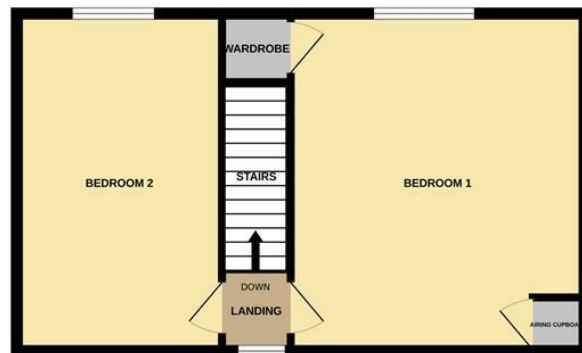
Strictly by appointment with the selling agent and viewing guidelines due to Coronavirus (Covid-19) to be adhered to.



GROUND FLOOR
459 sq.ft. (42.6 sq.m.) approx.



1ST FLOOR
461 sq.ft. (42.8 sq.m.) approx.



TOTAL FLOOR AREA: 920 sq.ft. (85.4 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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