



## 1 Hetton Steads Farm Cottages

Lowick, Berwick-upon-Tweed, TD15 2UL

Offers In The Region Of £275,000

This delightful detached cottage offers a wonderful opportunity for those seeking a peaceful retreat with open countryside views. The cottage is in need of modernisation and upgrading, which offers tremendous potential to create a stunning family home set in large gardens and grounds. The property extends to approximately 1,485 square feet with a flexible layout with the benefits of double glazing and oil central heating.

The large lawn gardens is a standout feature, adorned with mature trees that provide both beauty and privacy. It offers ample space for outdoor activities, gardening, or simply enjoying the serene surroundings.

The well proportioned interior comprises of a good sized living room with an open coal fireplace, a kitchen/breakfast room with wall and floor units and a door to the useful utility room with a walk-in pantry. The cottage has four double bedrooms and a bathroom. There is an annex with a reception room, small kitchen and a bathroom.

Ample parking on a driveway which gives access to the two garages and a range of outhouses offering excellent storage. The nearest facilities are in the village of Lowick some 3.5 miles from the cottage, where there is a village shop, two public houses, a village hall, a first school and a church. The bigger town of Wooler is 7 miles away with a better variety of shops and facilities, along with superb walks in the Cheviot Hills. Berwick-upon-Tweed is 13 miles away with excellent shopping, sporting facilities, a railway station on the east coast line and lovely beaches.

We would highly recommend viewing of this property.



## **Entrance Hall**

19'8 x 15'6 (5.99m x 4.72m)

Partially glazed entrance door giving access to the hall, which has a window to the front, one power point and access to the loft.

## **Kitchen/Breakfast Room**

13'5 x 13'8 (4.09m x 4.17m)

A good sized kitchen fitted with a range of cream wall and floor kitchen units including a double glass display cabinet, marble effect worktop surfaces and a stainless steel sink with a double drainer. Window to the front with a central heating radiator below. Built-in recess for a range with built-in airing cupboard to the side housing the hot water tank. Five power points.

## **Utility Room**

9'10 x 7'9 (3.00m x 2.36m)

With a large walk-in pantry cupboard with a window to the rear, the utility room has a stainless steel sink with double drainer with a cupboard below. Central heating radiator, plumbing for an automatic washing machine and one power point. Doorway to the rear hall.

## **Rear Hall**

6'4 x 5' (1.93m x 1.52m)

Window to the rear and a partially glazed entrance door to the side.

Cloaks hanging area.

## **Living Room**

13'4 x 13'9 (4.06m x 4.19m)

A well portioned reception room with a window to the front overlooking the garden. The living room has a stone built open coal fireplace with a built-in arched alcove to the side. Central heating radiator and three power points.

## **Internal Hall**

4'6 x 4'5' (1.37m x 1.35m')

Access to the loft.

## **Bedroom 3**

11'3 x 15'8 (3.43m x 4.78m)

A multifunctional room with a fully tiled fireplace and two windows to the front making it a bright and airy room. Central heating radiator and three power points.

## **Bedroom 4**

11'3 x 11'9 (3.43m x 3.58m)

A double bedroom with a window to the rear with countryside views and a cast iron fireplace with a built-in double wardrobe to the side. Central heating radiator and one power point.

## **Bathroom**

8'11 x 6' (2.72m x 1.83m)

Fitted with a coloured three-piece suite which includes a bath with an electric shower and screen above, a wash hand basin and a toilet. Frosted window to the rear and a central heating radiator.

## **Bedroom 2**

13' x 12'1 (3.96m x 3.68m)

A double bedroom with a window to the rear with countryside views, a central heating radiator and one power point.

## **Bedroom 1**

11'3 x 11'9 (3.43m x 3.58m)

A double bedroom with a single wardrobe either side of the bed position with extra cupboard space above. Window to the front, a central heating radiator and two power points.

## **Annex**

### **Sitting Room**

9'2 x 12'9 (2.79m x 3.89m)

Entrance door to the rear and a window, the sitting room has a tiled fireplace. Doorway to the kitchen and bathroom.

### **Kitchen**

6'2 x 4'7 (1.88m x 1.40m)

Window to the side and rear, the kitchen is fitted with wall and floor units and a sink and drainer.

### **Bathroom**

7'9 x 6' (2.36m x 1.83m)

White three piece suite which includes a bath, toilet and a wash hand basin. Window to the rear.

### **Garden**

Large lawn garden at the front and side of the cottage with mature trees.

Range of stone and brick built outhouses offering excellent storage.

### **Garages**

Two garages at the rear of the cottage with a concrete and large timber shed. Driveway offering ample parking.

## **General Information**

Services- Drainage into a sewage treatment plant. Private water supply, Mains electric.

Heating- Oil central heating.

Full double glazing

Tenure - Freehold.

Council Tax Band-B.

Energy Rating E (52)

## **Agency Information**

### **OFFICE OPENING HOURS**

Monday - Friday 9am - 17.00pm

Saturday - 9.00am - 12.00pm

### **VIEWINGS**

Strictly by appointment with the agent.



GROUND FLOOR  
1499 sq.ft. (139.3 sq.m.) approx.



TOTAL FLOOR AREA: 1499 sq.ft. (139.3 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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