



## Burnside Cottage

Horndean, Berwick-upon-Tweed, TD15 1XJ

**Price Guide £489,950**

A fabulous opportunity to purchase this stunning five bedroom new build house, which is located on the outskirts of the small village of Horndean some eight miles from Berwick-upon-Tweed. Burnside Cottage has been superbly designed to create contemporary living accommodation with all the facilities that you would expect in a modern house today.

The house is entered into a hall with attractive flooring and stairs to the first floor landing, a generous sitting room at the rear of the property with double French doors into the garden. The dual aspect kitchen/dining area is one of the best features of the property, with a top quality shaker kitchen with a central workstation and fitted appliances including a range cooker and ample space for a dining table and chairs, from the kitchen is a useful utility room. Also on the ground floor is a double bedroom that would make an ideal office for owners working from home, also on this level is a modern shower room. On the first floor is a family bathroom with a four-piece suite featuring a freestanding bath, there are four generous double bedrooms all with fitted wardrobes, the main bedroom has an en-suite shower room with a quality suite. There is full double glazing, air source heating and solar panels making it very energy efficient.

Ample parking on a driveway for a number of vehicles and giving access to the large garage.

Lawn garden at the front and a gravelled drive at the side, that would be ideal for a caravan. Large garden at the rear offering potential to create a beautiful outside space.

This high-quality new build boasts top quality fixtures and has been finished to an exceptional standard. The property is set within a small village community, allowing residents to enjoy a friendly atmosphere.

We would highly recommend viewing of this house, contact our Berwick-upon-Tweed office to arrange an appointment.



## Location

Horndean is a small village in the Scottish borders, 8 miles from Berwick-upon-Tweed, 4 miles from Paxton and 3 miles from Norham. The village is surrounded by beautiful countryside and is only a very short drive to the east coastline, where there are some of the best beaches in the country. The town of Berwick-upon-Tweed has excellent shopping, restaurants, a cinema/theatre and sporting facilities, it also has a railway station making it within commuting distance to Edinburgh and Newcastle. Berwick also has schooling for all ages, Longridge private school, a hospital, doctors and dentists.

## Entrance Hall

16'4 x 6'4 (4.98m x 1.93m)

Partially glazed entrance door giving access to the hall, which has stairs to the first floor landing, two power points and recessed ceiling spotlights.

## Sitting Room

13'4 x 13'6 (4.06m x 4.11m)

A good sized reception room with double French doors giving access to the rear garden. Recessed ceiling spotlights, two television points and eight power points.

## Bedroom 4/Office

9'8 x 13'6 (2.95m x 4.11m)

A multifunctional room which would make an ideal downstairs bedroom, or an office for someone working from home, the room has a double window to the front, recessed ceiling spotlights, a television point and eight power points.

## Shower Room

6' x 6'4 (1.83m x 1.93m)

Fitted with a quality white three-piece suite which includes a corner shower cubicle, a level toilet and a wash hand basin with a vanity unit below and a mirror with a light above. Heated towel rail, a frosted window to the rear and recessed ceiling spotlights.

## Kitchen/Dining Area

22'8 x 13'7 (6.91m x 4.14m)

A stunning open plan room which is fitted with a stunning blue shaker kitchen with an excellent range wall and floor units with under unit lighting and oak effect worktop surfaces. The kitchen includes a central workstation with a marble worktop incorporating a breakfast bar, with three lights above. Rangemaster electric stove cooker with a cooker hood above and an integrated fridge, freezer and dish washing machine. One and a half bowl white ceramic sink and drainer below the triple window to the rear, there is also double window to the front. Recessed ceiling spotlights, a television point and sixteen power points.

## Utility Room

16'9 x 5'2 (5.11m x 1.57m)

Fitted with matching units with the kitchen, the utility has plumbing for an automatic washing machine and space for a tumble dryer. Window to the front with a white ceramic sink and drainer below. Partially glazed entrance door to the rear, six power points and access to the loft.

## First Floor Landing

8' x 10'2 (2.44m x 3.10m)

Access to the loft, a central heating radiator, recessed ceiling spotlights and two power points.

## Bathroom

6' x 10'2 (1.83m x 3.10m)

Fitted with a quality white four-piece suite which includes a freestanding bath with a shower attachment, a level toilet, a wash hand basin with vanity unit below, a mirror with a light above and a corner shower cubicle. Heated towel rail, frosted window to the rear and recessed ceiling spotlights.

## Bedroom 1

12'6 x 13'5 (3.81m x 4.09m)

A generous double bedroom with a window to the front with a central heating radiator below. Built-in double wardrobe, a television point and eight power points.



## En-Suite Shower Room

7'9 x 6'4 (2.36m x 1.93m)

Fitted with a quality white three-piece suite which includes a low level toilet, a shower cubicle, a wash hand basin with a vanity unit below and a mirror with a light above. Velux window to the front and a heated towel rail.

## Bedroom 2

10'4 x 13'6 (3.15m x 4.11m)

Another double bedroom with a double window to the front with a central heating radiator below. Built-in double wardrobe, eight power points and a television point.

## Bedroom 3

9'8 x 13'5 (2.95m x 4.09m)

A double bedroom with a window to the rear with a central heating radiator below. Built-in double wardrobe, eight power points and a television point.

## Bedroom 4

10'4 x 9'9 (3.15m x 2.97m)

A good sized bedroom with a window to the rear with a central heating radiator below. Built-in double wardrobe, eight power points and a television point.

## Garage

17'3 x 16' (5.26m x 4.88m)

Electric roller door at the front giving access to the garage which has a hot water tank, lighting and power connected and access a loft which offers potential to extend the accommodation.

## Garden

Large tarmac driveway offering parking for a number of vehicles and giving access to the garage. There is a lawn garden at the front with a pathway leading to the front door. Gravelled drive at the side of the property which offers extra parking, ideal for a caravan. Large garden area at the rear with a patio, this area of garden requires landscaping.

## General Information

Heating- Air source heating throughout and solar panels.

Underfloor heating on the ground floor and all the bathrooms.

Full double glazing.

All fitted floor coverings are included in the sale.

Council tax band- TBC.

Services- Mains water and electric. Drainage into a

treatment plant shared with one neighbouring property.

Price-offers over £499,950.

## Agency Information

OFFICE OPENING HOURS

Monday - Friday 9.00 - 17.00

Saturday By Appointment only.

## 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 and viewing guidelines.









GROUND FLOOR  
1137 sq.ft. (105.7 sq.m.) approx.



1ST FLOOR  
767 sq.ft. (71.2 sq.m.) approx.



TOTAL FLOOR AREA: 1904 sq.ft. (176.9 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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