



Tweed Cottage

Cornhill-On-Tweed, Northumberland, TD12 4RH

Price Guide £280,000

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We are delighted to bring to the market this charming detached three bedroom cottage, which is located in the heart of this picturesque Northumberland village, some two miles from Cornhill-on Tweed and eight miles from Kelso. Tweed Cottage is beautifully presented, which has been tastefully upgraded by the present owners creating accommodation that is ready to walk into with character and charm. The owner has been running a successful holiday let business from the cottage, however, it would make a fabulous permanent residence. The property has full double glazing, oil central heating, oak panelled interior doors and tasteful decoration throughout.

The interior of the cottage comprises of a spacious dual aspect lounge with an attractive fireplace with electric stove, a large breakfasting kitchen with quality oak units with appliances and a door to the porch which has views over the gardens. Also on the ground floor is a double bedroom and a modern bathroom. On the first floor is a shower room and two further double bedrooms.

Attractive landscaped gardens to the front of the cottage, with a patio overlooking lawns with mature flowerbeds and shrubberies. Two useful outhouses for storage of garden equipment and bikes. Steps down to a large enclosed lawn garden to the side, which has productive fruit trees. Block paved driveway offering ample 'off road' parking for at least two cars.

We would highly recommend viewing of this property.



Entrance Hall

Partially glazed entrance door giving access to the hall which has a window to the front and a cloak hanging area. Two central heating radiators and stairs to the first floor landing. Cupboard housing the electric meters.

Bathroom

4'8 x 8'4 (1.42m x 2.54m)

Fitted with a quality white three-piece suite which includes a bath with a shower attachment, a wash hand basin with a mirror, light and shaver socket above and a toilet with a toilet roll holder. Heated towel rail, a frosted window to the side and recessed ceiling spotlights.

Lounge

16'5 x 11'7 (5.00m x 3.53m)

A spacious dual aspect reception room with a triple window to the front and a window to the rear. The lounge has an attractive fireplace with an oak surround and log effect electric stove. Built-in shelved recess and a central heating radiator. Television and telephone point and eight power points.

Bedroom 3

11'1 x 7'5 (3.38m x 2.26m)

A double bedroom with a window to the rear and a central heating radiator. Built-in understairs cupboard and four power points.

Kitchen/Breakfast Room

14'9 x 14'9 (4.50m x 4.50m)

A spacious kitchen which is fitted with quality oak wall and floor units with granite effect worktop surfaces and a tiled splash back. Integrated dish washing machine, a freestanding Zanussi electric cooker with a cooker hood above. Plumbing for an automatic washing machine and a stainless steel sink and drainer. A window to the rear and side of the cottage. Central heating radiator. Ten power points and a television point. A partially glazed door to the porch.

Porch

10'4 x 5'7 (3.15m x 1.70m)

With a glazed entrance door to the side giving access to the porch, which has windows on three sides taking advantage of the views over the gardens. The porch has a tiled floor, a cloak hanging area and four power points.

First Floor Landing

2'6 x 11'8 (0.76m x 3.56m)

With a triple window to the rear, a central heating radiator and a built-in storage cupboard.

Bedroom 1

11'2 x 10'2 (3.40m x 3.10m)

A good sized double bedroom with a double window to the rear, a central heating radiator, a telephone point and four power points.

Shower Room

8'2 x 5'4 (2.49m x 1.63m)

Fitted with a quality white three piece suite which includes a double shower cubicle with an electric shower, a toilet with a toilet roll holder and a wash hand basin. Heated towel rail and a frosted velux window to the front.

Bedroom 2

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

A spacious double bedroom with a double window to the rear, a central heating radiator and six power points.

Outside

Block paved parking area offering off-road parking for at least two cars. Enclosed garden to the front with lawns, well-stocked flowerbeds, shrubberies and three useful outhouses. There is a paved sitting area to the front and steps down to a large enclosed garden to the side with fruit trees and flowerbeds.

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.

Tenure - Freehold.

Energy rating E.

Council tax band - Business rates. Property is currently holiday let.

Agency Information

OFFICE OPENING HOURS

Monday - Friday 9.00 - 16.30

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

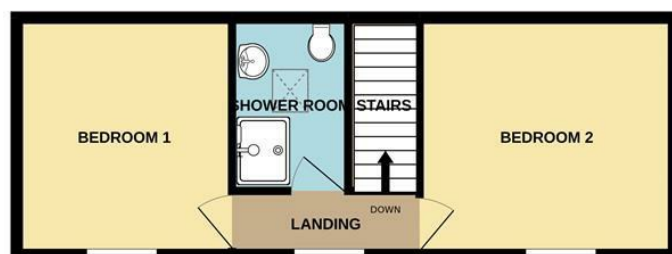
Strictly by appointment with the selling agent and viewing guidelines due to Coronavirus (Covid-19) to be adhered to.



GROUND FLOOR
673 sq.ft. (62.5 sq.m.) approx.



1ST FLOOR
348 sq.ft. (32.3 sq.m.) approx.



TOTAL FLOOR AREA: 1021 sq.ft. (94.8 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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