



2 West Loan End

Horncliffe, Berwick-upon-Tweed, TD15 2XT

Offers Over £265,000

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A superb opportunity to purchase this attractive stone built end-terraced cottage, with the added feature of a 1/3 acre paddock which the current owners are using as a market/vegetable garden, however, it would make ideal grazing for horses, or sheep. The cottage is located in a rural setting, only three miles from Berwick-upon-Tweed, where there are excellent facilities.

The cottage has tremendous character and charm, with beamed ceilings, pine panelled doors, Travertine stone floors on the ground floor. The accommodation comprises of a sitting room which could be used as a third bedroom, an open plan kitchen breakfast room with bespoke pine units and an inglenook fireplace with a multi-fuel stove, also on the ground floor is a quality bathroom with a white three-piece suite which features a freestanding cast iron bath. On the first floor are two large double bedrooms, the main bedroom has a walk-in wardrobe and both have open countryside views.

Parking at the front of the cottage and a garden, enclosed yard to the rear.

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 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)

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

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. A central heating radiator. Two wall lights and eight power points

Rear Hall

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

Glazed entrance door to the rear yard and a large built-in understairs 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 a 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 and telephone point and four power points.

Bedroom 2

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

Another large double bedroom with a 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 the current owner has made into a market/vegetable garden, with productive vegetable plots and a polytunnel. The paddock would be ideal for a horse or sheep. The paddock is fully fenced.

General Information

Full oil fired central heating.

Full double glazing.

Tenure-Freehold.

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

Newly installed windows and doors.

Fast fibre broadband.

Recently fitted carpet.

Council tax band B.

EPC G (7)

Agency Notes

OFFICE OPENING HOURS

Monday - Friday 9.00 - 17.00

Saturday 9.00 - 12.00

FIXTURES & FITTINGS

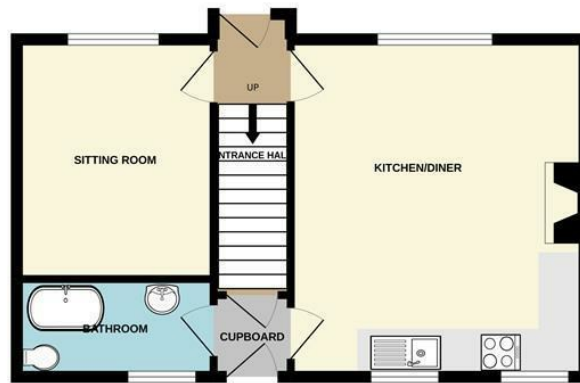
Items described in these particulars are included in the sale, all other items are specifically excluded. All heating systems and their appliances are untested.

This brochure including photography was prepared in accordance with the sellers instructions.

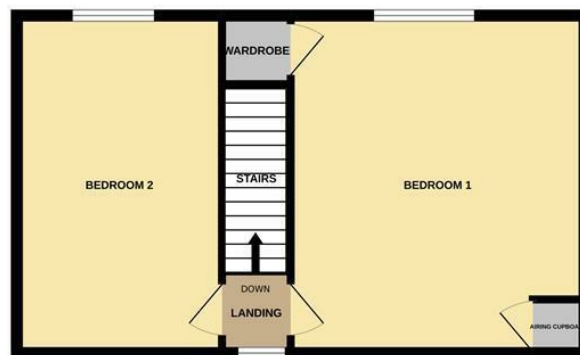




GROUND FLOOR
459 sq.ft. (42.6 sq.m.) approx.



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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