



# 1 Murton Farm Cottages

Berwick Upon Tweed, TD15 2NG

**Offers Over £265,000**

[www.aitchisons.co](http://www.aitchisons.co)





**\*\*No Chain\*\***

A fantastic opportunity to purchase this attractive four bedroom stone built end-terraced cottage, set in large gardens and grounds which extends to approximately 1/3 acre. The property is set in a rural position with attractive open countryside views. 1 Murton Farm Cottages is only 3 miles from Berwick-upon-Tweed, where there is excellent range of facilities which includes supermarkets, independent shops, schooling, a sports centre, shorting clubs, restaurants, a beach and a railway station.

The spacious cottage is entered through a porch which leads to a well appointed kitchen, a good sized living room with an inglenook fireplace with a log burning stove. There is a family bathroom and three bedrooms on the ground floor, one is currently being used as a dining room. On the first floor is an open plan snug/bedroom, with velux windows to the rear with open countryside views. From the main bedroom is a dressing room and an en-suite shower room. The cottage has full oil fired central heating and double glazing.

Ample parking to the front of the cottage for a number of vehicles and four useful outhouses. The gardens and grounds which extend to 1/3 acre are mainly laid to lawns, which offers potential to landscape further.

This would make an ideal family/retirement home.



## Front Porch

5'1 x 10'3 (1.55m x 3.12m)

Partially glazed entrance door giving access to the porch, which has windows on three sides and a quarry tiled floor. Cloaks hanging area and a partially glazed door to the kitchen.

## Kitchen

5'9 x 17' (1.75m x 5.18m)

Fitted with a range of white wall and floor kitchen units with ample worktop surfaces with a tiled splash back. Two windows to the rear with a stainless steel sink and drainer below. Central heating radiator and space for a fridge and freezer. Cupboard housing the electric meters. Eight power points.

## Bathroom

5'9 x 12'1 (1.75m x 3.68m)

Fitted with a white three-piece suite which includes a bath with an electric shower and curtain above, a toilet and a wash hand basin. Frosted window to the front, a heated towel rail and plumbing for an automatic washing machine. Central heating radiator and recessed ceiling spotlights.

## Living Room

14'2 x 17'5 (4.32m x 5.31m)

A good sized reception room with an attractive inglenook fireplace with a log burning stove. Window to the rear, two central heating radiators and a window to the front. Television point and four power points.

## Bedroom 3

11'3 x 10' (3.43m x 3.05m)

A good sized double bedroom with a window to the front, a central heating radiator and two power points.

## Dining Room/Bedroom 4

10' x 10'1 (3.05m x 3.07m)

A multifunctional room which is currently being used as a dining room, however, it would make an ideal bedroom. The room has a built-in cupboard housing the central heating

boiler and a window to the rear. Feature stone chimney breast, a central heating radiator and four power points.

## Bedroom 2

15'7 x 12'2 (4.75m x 3.71m)

A large double bedroom with a window to the rear and a stone built inglenook fireplace with a tiled hearth. Central heating radiator and four power points.

## First Floor Level

### Snug

13'4 x 10'8 (4.06m x 3.25m)

An open plan room with timber flooring and a velux window to the rear. Central heating radiator, a television point, telephone point and recessed ceiling spotlights. Four power points

### Bedroom 1

12'5 x 13'9 (3.78m x 4.19m)

A good sized double bedroom with a velux window to the rear and access to eaves storage. Telephone point and six power points.

### Dressing Room

12'5 x 9' (3.78m x 2.74m)

With a built-in cupboard housing the water tank and a shelved linen cupboard. velux window to the rear, access to eaves storage and a central heating radiator. Four power point.

### En-suite Shower Room

4'3 x 6'8 (1.30m x 2.03m)

Fitted with a white three-piece suite which includes a shower cubicle with an electric shower, a toilet and a wash hand basin. Velux window to the front.

### Gardens

Ample parking to the front of the cottage for a number of vehicles and two useful outhouses. The gardens extend to approximately 1/3 acre which are mainly laid to lawns and offer potential to landscape further.





## General Information

Full oil fired central heating.

All fitted floor coverings are included in the sale.

Full double glazing.

Services- Mains water (supplied by the farm). Electric.

Drainage into a septic tanks.

Tenure- Freehold.

Council Tax Band B

EPC D (55)

Price Offers Over £265,000

## Agency Information

OFFICE OPENING HOURS

Monday - Friday 9.00 - 17.00

Saturday - By Appointment

## 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  
890 sq.ft. (82.7 sq.m.) approx.



1ST FLOOR  
494 sq.ft. (45.9 sq.m.) approx.



TOTAL FLOOR AREA : 1384 sq.ft. (128.6 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.

Made with Metropix ©2022



Important Information You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.

Berwick Office  
36 Hide Hill, Berwick-upon-Tweed  
Northumberland, TD15 1AB

T: (01289) 307571  
F: (01289) 302948  
E: [berwick@aitchisons.co](mailto:berwick@aitchisons.co)

Wooler Office  
25 High Street, Wooler  
Northumberland, NE71 6BU

T: (01668) 281819  
F: (01668) 281717  
E: [wooler@aitchisons.co](mailto:wooler@aitchisons.co)



Zoopa.co.uk

