



Croft View House High Street

Ayton, Eyemouth, TD14 5QN

Offers Over £320,000

We are delighted to bring to the market this stunning five bedroom townhouse, which is located in the heart of this highly sought after village. Croft View would make a superb family home, however, it has the potential to run a bed and breakfast business from the house, or the space to allow the owner to work from home.

The spacious and well proportioned interior has the benefits of full double glazing and gas central heating, a family room/dining area to the front with an attractive Victorian style fireplace, a good sized lounge with a marble fireplace with a gas fire and a large kitchen/breakfast room with a superb range of cream shaker units incorporating an Aga. Also on the ground floor is a utility room and a cloakroom. On the first floor is the family bathroom and three bedrooms, two are double with fitted wardrobes and have wash hand basins. On the second floor are two further double bedrooms and a modern bathroom.

Paved courtyard to the side of the house and vehicle access to a double garage. Large fully enclosed private rear garden with lawns, flowerbeds and shrubberies. There has been planning permission in the past for one dwelling to be built in the rear garden.

Viewing is highly recommended.



Entrance Hall

7'7 x 12'3 (2.31m x 3.73m)

Partially glazed door to the side leading to the entrance hall, which has an attractive oak carved staircase to the first floor level with a built-in understairs cupboard. Central heating radiator with bespoke heater cover. Inset ceiling spotlights and a glazed door to the family room/dining room.

Family Room/Dining Room

19'5 x 21'3 (5.92m x 6.48m)

A spacious reception room with a feature cast iron Victorian style fireplace with an electric coal effect fire. Two windows to the front and one to the side with bookcases below. Two central heating radiators one with a heater cover. Television point and eight power points.

Lounge

16'1 x 15'7 (4.90m x 4.75m)

A good sized lounge with an attractive marble fireplace with a coal effect gas fire. Built-in shelved cupboard to the side with a double glass display cabinet. Central heating radiator with bespoke heater cover. Picture window to the rear. Six power points, a television point and partially glazed doors to the kitchen and utility room.

Utility Room

11'7 x 5' (3.53m x 1.52m)

With built-in storage cupboards and plumbing for an automatic washing machine. Partially glazed entrance door to the rear, a central heating radiator, two power points and inset ceiling spotlights. Cloaks hanging area.

Cloakroom

4'6 x 6'1 (1.37m x 1.85m)

With a white two piece suite which includes a toilet with a toilet roll holder. Wash hand basin and inset ceiling spotlights.

Kitchen/ Breakfast Room

30'8 x 10'1 (9.35m x 3.07m)

A magnificent cream coloured kitchen with an excellent

range of wall and floor kitchen units with glass displays and wall units. Spacious worktop surfaces with tiled splash back and under unit lighting. Built in gas fired Aga with canopy above, four ring ceramic hob with cooker hood above and an electric oven. Integrated dish washing machine. One and a half bowl sink and drainer below one of the two windows to the side. Partially glazed door to the side of the house. Central heating radiator, ceiling spotlights and nine power points.

First Floor Landing

Built-in storage cupboard housing the central heating boiler and a shelved storage cupboard. Window to the side, a central heating radiator and stairs to the second floor.

Bedroom 2

14'1 x 11'8 (4.29m x 3.56m)

A good sized bedroom with a built in triple wardrobe with mirrored sliding doors offering hanging and shelved areas. Wash hand basin with a vanity unit, light and mirror above. Oak panelled ceiling with inset spotlights. Window to the front with a window seat below. Central heating radiator and four power points.

Bedroom 1

13'2 x 11'5 (4.01m x 3.48m)

A double bedroom with built-in triple wardrobes with mirrored sliding doors offering hanging and shelved facilities. Wash hand basin with a vanity unit, mirror and light above and towel ring to side. Window to the rear with a window seat. Inset spotlights, a central heating radiator and five power points.

Family Bathroom

13'0 x 5'9 (3.96m x 1.75m)

Fitted with quality white four piece suite, including a jacuzzi tub, a toilet with a toilet roll holder. Double shower cubicle, wash hand basin with vanity unit and mirror, lighting and hairdryer above. Frosted window to the rear. Tiled floor and walls and inset spotlights.



Bedroom 3

15'8 x 6'7 (4.78m x 2.01m)

With a window to the front and side with built-in shelved bookcases below the bedroom is currently being used as an office with inset spotlights. Central heating radiator, telephone point and two power points.

Second Floor Landing

Velux window to the side.

Bedroom 4

19'6 x 11'1 (5.94m x 3.38m)

A double bedroom with a window to the side and velux window to the rear. Central heating radiator. Four power points.

Bathroom

6'2" x 5'6" (1.88m x 1.68m)

Modern bathroom suite which includes a bath with an electric shower above. Wash hand basin with mixer tap and medicine cabinet above. Toilet, velux window to the side and a heated towel rail.

Bedroom 5

13'2 x 9'7 (4.01m x 2.92m)

A bright double bedroom with a large velux to the rear. Built-in cupboard housing the hot water tank. Central heating radiator and two power points.

Outside

Paved seating area to the side of the property. Double garage with lighting, power and storage. Brick built storage shed.

Garden

A large fully enclosed lawned garden with orchard with a variety of fruit trees. Storage shed, mature flowerbeds and shrubberies and a secluded seating and barbeque area. The garden used to have planning permission to build one dwelling.

General Information

Full double glazing.

Full gas central heating.

All fitted floor coverings are included in the sale.

All mains services are connected.

Council tax band E.

Freehold

EPC D (62)

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.

VIEWING

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







TOTAL FLOOR AREA : 2355 sq.ft (218.8 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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Berwick Office
36 Hide Hill, Berwick-upon-Tweed
Northumberland, TD15 1AB

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

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

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



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