1 Velvet Hall

Berwick Upon Tweed, TD15 2JX

Offers In The Region Of £119,950

www.aitchisons.co

aitchisons
property centre

Located approximately four miles from the nearest town Berwick-upon-Tweed, 1 Velvet Hall Cottages presents a delightful opportunity to acquire this one bedroom end-terraced cottage, which has superb views of the surrounding countryside. The present owners are currently running the cottage as a very successful holiday let, however, it would make an ideal weekend retreat or permanent residence.

The cottage has a lovely south facing front garden, with well stocked flowerbeds and shrubberies and sitting areas to enjoy the outside space and surrounding areas.

The interior of the property comprises of an entrance hall which gives access to the good sized living room/dining area with an attractive fireplace. Well appointed kitchen with cream units and appliances. On the first floor is a large double bedroom with views of the surrounding countryside and a bathroom with a white three piece suite. The property has the benefits of full double glazing and oil central heating.

Berwick-upon-Tweed is renowned for its rich history and stunning coastal scenery, making it an attractive location to live and for tourism. The town offers a variety of local amenities, including shops, cafes, recreational facilities, stunning beaches, a railway station and good road links north and south on the main A1 road.

Whether you are seeking a permanent residence or a delightful getaway, this cottage at Velvet Hall is sure to impress. Do not miss the chance to make this property your own, contact our Berwick-upon-Tweed office to arrange an appointment.

Entrance Hall
6'3" x 4'9" (1.91 x 1.45)
Partially glazed entrance door to the hall which has a shelved recess and a central heating radiator. Two power points and a door to the sitting room.

Sitting Room/Dining Area
15'2" x 12'0" (4.62 x 3.66)
A good sized dual aspect reception room which has a window at the front and rear with views over the garden and countryside beyond. Fireplace with timber surround and tiled inset and hearth. Central heating radiator, a telephone point and six power points.

Kitchen
14'0" x 6'8" (4.27 x 2.03)
Fitted with a range of cream wall and floor kitchen units with granite effect worktop surfaces with a tiled splash back. Electric freestanding cooker with a cooker hood above. Oil fired central heating boiler. Stairs to the first floor landing with an understairs cupboard. Central heating radiator, a cloaks hanging area and a partially glazed entrance door at the front of the cottage. Electric meters, fuse box and five power points.

First Floor Landing
3'3" x 7'10" (0.99 x 2.39)
Built-in airing cupboard housing the hot water tank, the landing has a window at the side and access to the loft. One power point.

Bedroom 1
15'4" x 14'2" (4.67 x 4.32)
A large double bedroom with a velux window to the rear with countryside views. Central heating radiator and four power points.

Bathroom
4'8" x 8'8" (1.42 x 2.64)
Fitted with a white three piece suite which includes a bath with an electric shower and curtain above, a toilet below the velux window to the rear and a wash hand basin with a vanity unit below and a medicine cabinet above. Central heating radiator and a towel ring.

Outside
Land to the side of the property offering ample parking for number of vehicles or the option to build a garage. Generous south facing garden at the front with a patio overlooking raised vegetable and flowerbeds and a fruit tree.

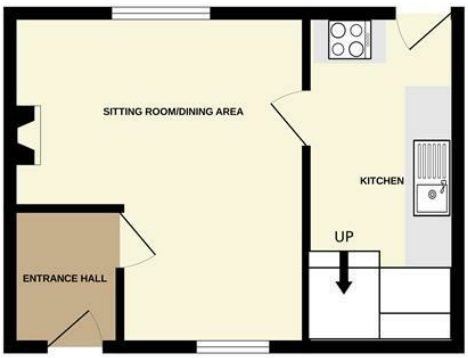
General Information
Full double glazing.
Full oil fired central heating.
Tenure-Freehold.
All fitted floor coverings are included in the sale.
Energy Rating E (49)
Council Tax Band A

Agents 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.

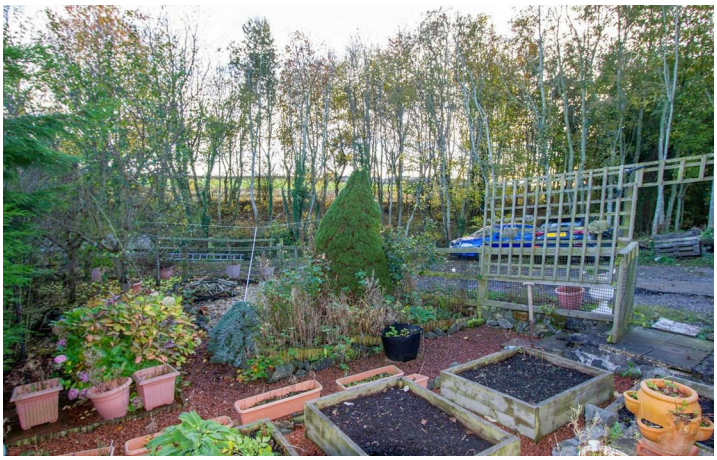
GROUND FLOOR
304 sq.ft. (28.3 sq.m.) approx.



1ST FLOOR
307 sq.ft. (28.5 sq.m.) approx.

TOTAL FLOOR AREA : 611 sq.ft. (56.8 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.
Made with Metropix ©2025



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

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

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

rightmove.co.uk The UK's number one property website
Zoopla.co.uk
aitchisons property centre