



## 6 Barmoor Lane End Cottages

Lowick, Berwick-upon-Tweed, TD15 2TR

**Offers In The Region Of £239,950**

We are pleased to bring to the market this well proportioned detached three bedroom cottage, which is located approximately one mile from Lowick and nine miles from Berwick-upon-Tweed. The property enjoys open countryside views to the rear and is set within generous gardens and grounds creating privacy for the owners.

This property would make an ideal family or retirement home, which has the benefits of double glazing and oil fired central heating. The property is in need of some upgrading, however, it offers huge potential to create a superb home in a sought after location.

The interior comprises of a generous living room with a doorway to the sunroom which enjoys views over the rear garden and the countryside beyond, a good sized kitchen with oak units and built-in appliances and a door to the rear hall. There is a bathroom and three good sized bedrooms, two with built-in wardrobes.

Generous informal gardens surrounding the cottage with lawns and flowerbeds. Ample parking on a driveway for a number of vehicles and giving access to the large garage.

Lowick is highly sought after with excellent facilities which include a general store, two public houses, a village hall and a first school. The town of Wooler is only seven miles away and Berwick-upon-Tweed is nine miles from the village, where there is varied shopping, sports clubs, restaurants and a railway station on the main east coast line. The beautiful Northumberland coastline is a short drive away with some of the best beaches in the country.

Contact our Berwick-upon-Tweed office to arrange a viewing.



## Entrance Hall

Partially glazed entrance door giving access to the hall which has a cloaks hanging area and a central heating radiator. Telephone point.

## Living Room

15'11 x 12'1 (4.85m x 3.68m)

A good sized reception room with a doorway leading to the sunroom. Inglenook fireplace with a built-in airing cupboard to the side housing the hot water tank. Central heating radiator and five power points.

## Sunroom

6' x 10'5 (1.83m x 3.18m)

Glazed on three sides overlooking the rear garden and the countryside beyond, the sunroom has recessed ceiling spotlights, a central heating radiator and four power points. Glazed entrance door to the side giving access to the rear garden.

## Kitchen

15' x 7'9 (4.57m x 2.36m)

Fitted with an range of oak wall and floor kitchen units with marble effect worktop surfaces with a matching splashback. Built-in oven, four ring gas hob with a cooker hood above. Plumbing for automatic and dish washing machines. One and a half bowl stainless steel sink and drainer below the window to the front, there is also a picture window to the side. Central heating radiator and a central heating boiler. Thirteen power points and a glazed door to the rear hall.

## Rear Hall

6'9 x 4'8 (2.06m x 1.42m)

Partially glazed entrance door at the front and a window at the side, the hall has a built-in storage cupboard and a central heating radiator.

## Bathroom

6'3 x 8'6 (1.91m x 2.59m)

Fitted with a white three-piece suite which includes a bath with a shower attachment and curtain rail above, a toilet and

a wash hand basin below the frosted window to the front of the cottage with a vanity unit below. Central heating radiator and a mirrored medicine cabinet.

## Bedroom 1

9'9 x 12'5 (2.97m x 3.78m)

A double bedroom with a built-in double wardrobe and a window to the front. Two central heating radiators and storage shelving and a dressing table. Four power points.

## Bedroom 2

12'1 x 9' (3.68m x 2.74m)

Another double bedroom with a built-in double wardrobe and a window to the rear. Central heating radiator and four power points.

## Bedroom 3

8'6 x 8'10 (2.59m x 2.69m)

A generous single bedroom with a fitted desk and a window to the rear. Two central heating radiators and four power points.

## Garage

20'4 x 17'3 (6.20m x 5.26m)

A large garage with an up and over door to the front and a pedestrian door, the garage has two windows to the side, a fitted workbench and shelving. Lighting and power connected.

## Garden

Driveway at the front of the property giving access to the garage and offering ample parking for a number of vehicles. Small lawn garden at the front with flowerbed surrounds, there is also a further flower garden. Enclosed rear lawn garden with a patio, flowerbeds and shrubberies.

## General Information

All fitted floor coverings are included in the sale.

Full double glazing.

Full oil fired central heating.

Tenure-Freehold.



Council tax band C.

Services- Mains drainage, electric and water.

Energy Rating F (35)

Price in the region of 249,950.

## Agency Information

### OFFICE OPENING HOURS

Monday - Friday 9.00 am - 5.00 pm

Saturday 9.00 am - 12.00 pm

Saturday Viewings 12.00pm - 1.00pm

### 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  
846 sq.ft. (78.6 sq.m.) approx.



TOTAL FLOOR AREA : 846 sq.ft. (78.6 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.  
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