



East Ord Farm House

Berwick-Upon-Tweed, Northumberland, TD15 2NS

Offers Over £620,000

A fabulous opportunity to purchase this stunning detached four bedroom grade 11 listed farmhouse, which is located in the highly desirable and sought after East Ord village, on the outskirts of Berwick-upon-Tweed. The farmhouse has undergone extensive upgrading and modernisation over the last few years, to create high quality spacious living accommodation that is ready to walk into.

The property is set within large mature gardens and grounds, which include lawns with well stocked flowerbeds and shrubberies. Ample parking in an enclosed yard to the rear with a range of useful outbuildings which include a two storey double garage, the current owners are in the process of obtaining planning permission to convert into a holiday home. The outbuildings offer superb storage and the potential to extend the accommodation if required.

The immaculate and well proportioned interior comprises of a large sunroom to the front which has a vaulted ceiling and glazed on three sides to take advantage of the views over the front garden and the village green beyond, a lounge with an attractive marble fireplace, a generous dining room and a top quality Callerton shaker kitchen, with granite worktops an Aga and integrated appliances. Also on the ground floor is a large utility room, an office and a modern shower room. On the first floor is a modern bathroom and three large double bedrooms, the main bedroom has an en-suite shower room. On the second floor is a further double bedroom and a large storeroom, which offers potential to extend the accommodation.

East Ord Farmhouse would make a stunning family home, which has full double glazing, oil central heating and tasteful decoration throughout.

We would highly recommend viewing of this property.



Sunroom

14' x 13'1 (4.27m x 3.99m)

A magnificent sunroom which is glazed on three sides taking advantage of the views over the front garden and the village green beyond. The sunroom has a vaulted and beamed ceiling with recessed ceiling spotlights. Glazed entrance door to the side of the sunroom, a tiled floor and a central heating radiator. Door to the entrance hall.

Entrance Hall

16'5 x 6'4 (5.00m x 1.93m)

Pine carved staircase to the first floor landing with a built-in understairs cupboard. Glazed doors to the living room and dining room. Central heating radiator and one power point.

Dining Room

15'1 x 16'2 (4.60m x 4.93m)

A large reception room with a stone built fireplace with a coal effect gas fire and a shelved arched alcove to the side with cupboard space below. Window to the front and side of the property and two central heating radiators. Four power points.

Lounge

16'4 x 13'9 (4.98m x 4.19m)

A well proportioned reception room with an attractive marble fireplace with a log effect gas fire. Built-in shelved alcove to the side of the fireplace with lighting and cupboard space below. Window to the front, two central heating radiators, six power points and a television point.

Kitchen/Breakfast Room

13'5 x 13'2 (4.09m x 4.01m)

Fitted with a top of the range grey shaker style kitchen, with granite worktop surfaces and a central workstation incorporating a breakfast bar. The kitchen includes an electric aga, a built-in coffee machine, a microwave, an oven, a fridge and a dish washing machine. Stainless steel sink and drainer below the window to the side. Central heating radiator, recessed ceiling spotlights. Door to the rear hall.

Rear Hall

4'3 x 7'5 (1.30m x 2.26m)

With a glazed entrance door to the side of the property giving access to the yard, the hall has a tiled floor and a door to the utility room.

Utility Room

14'4 x 11'1 (4.37m x 3.38m)

Fitted with an extensive range of wall and floor storage cupboards with granite effect worktop surfaces. Plumbing for an automatic washing machine and space for a tumble dryer. Sink and drainer below the double window to the side. Two built-in shelved storage cupboards, one containing the hot water tank. Six power points.

Office

8'7 x 9'8 (2.62m x 2.95m)

A multifunctional room which has a window to the side, a central heating radiator, a telephone point and a television point.

Inner Hallway

7'9 x 6'7 (2.36m x 2.01m)

Frosted window to the rear and a door to the shower room.

Shower Room

6'1 x 6'4 (1.85m x 1.93m)

A fully tiled shower room with a modern white three-piece suite which includes a wash hand basin with a mirror and light above and a vanity unit below. A corner shower cubicle with an electric shower and a low-level toilet with a toilet roll holder. Heated towel rail and a frosted window to the rear.

First Floor Landing

10'7 x 6'5 (3.23m x 1.96m)

With a window to the front and stairs to the second floor level, the landing has a central heating radiator with a heater cover and one power point.



Bedroom 1

16'5 x 15' (5.00m x 4.57m)

A large dual aspect double bedroom which has a window to the front and side of the house and two central heating radiators. Two wall lights over the bed position, a television point, a telephone point and six power points.

En-Suite Shower Room

5'1 x 10'4 (1.55m x 3.15m)

Fitted with a quality white three-piece suite which includes a walk-in shower cubicle, a low-level toilet and a wash hand basin with a mirror and light above and a vanity unit below. Fully tiled walls and floor and a heated towel rail.

Bedroom 2

16'4 x 12'3 (4.98m x 3.73m)

Another generous double bedroom with a window to the front and two built-in double wardrobes offering excellent storage. Central heating radiator and six power points.

Bathroom

7'8 x 13'2 (2.34m x 4.01m)

A fully tiled bathroom with a frosted window to the rear and fitted with a quality white three-piece suite, which includes a bath with a shower and screen above, a wash hand basin with a mirror and light above and a low-level toilet with a toilet roll holder. Mirrored medicine cabinet with a light. Heated towel rail, a central heating radiator, recessed ceiling spotlights and a built-in linen cupboard. Frosted window to the rear.

Bedroom 3

13'8 x 13'6 (4.17m x 4.11m)

A double bedroom with a window to the side and a built-in shelved recess with cupboard space below. Central heating radiator and four power points.

Second Floor Landing

5'5 x 6'4 (1.65m x 1.93m)

With a skylight to the rear and giving access to bedroom four and the storeroom.

Bedroom 4

12'10 x 14'9 (3.91m x 4.50m)

A large double bedroom with a window to the side and a central heating radiator. Four power points.

Storeroom

12'10 x 13'6 (3.91m x 4.11m)

A large storeroom offering potential to extend the accommodation if required, the storeroom has a central heating radiator and the central heating boiler. Four power points.

Gardens

A large lawn garden to the front with mature flowerbeds and shrubbery surrounds. Enclosed yard to the rear with a doorway leading to a large lawn garden to the rear with lawns and flowerbeds.

Outhouses

There is a range of outhouses to the rear of the property which includes two storerooms and a utility room.

Double garage

24'3 x 18'2 (7.39m x 5.54m)

With two up and over doors to the front and a window to the rear is two story garage is in the process of getting planning permission to convert into a holiday let.

General Information

Full double glazing.

Full oil fired central heating.

Freehold.

All mains services are connected except for gas.

Council tax band E.

EPC E (53)

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 : 3568 sq.ft. (331.5 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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