



4 Butterlaw Farm Cottages

Coldstream, TD12 4HQ

Offers Over £275,000

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An excellent opportunity to purchase this beautifully presented stone built cottage, which is located in a rural position which is ideal for those seeking a peaceful retreat in the countryside. The cottage has stunning open views of the surrounding countryside towards the Cheviot Hills, providing a serene backdrop for everyday living.

The interior is beautifully presented with a tasteful finish that exudes warmth and character. The interior comprises of a generous dual aspect lounge with half wooden panelled walls and an inglenook fireplace with a multi-fuel stove, a top quality cream shaker breakfasting kitchen with ample space for a table and chairs and has integrated appliances. Also on the ground floor is a cloakroom and a double bedroom which would make an ideal office for the owner working from home. On the first floor is a modern shower room and two large double bedrooms, both with original fireplaces and stunning open countryside views.

Outside the cottage gardens offer a tranquil space to relax and unwind, with a summerhouse in the rear garden overlooking the private lawn with well stocked flowerbeds and shrubberies. There is a driveway offering ample parking for two cars.

The cottage has full double glazing and electric heating.

Coldstream is the nearest town to the property, some 4.5 miles, where there is a variety of facilities including shopping, schooling, a doctors surgery, a golf course, football and bowling club.

Don't miss the opportunity to make this charming cottage your own and experience the idyllic lifestyle it has to offer.



Entrance Hall

5'4 x 4'5 (1.63m x 1.35m)

Entrance door to the front giving access to the hall which has a cloaks hanging area and stairs to the first floor landing. One power point.

Lounge

18'7 x 14'3 (5.66m x 4.34m)

A spacious dual aspect reception room with a double window to the front with a window seat below and cupboards and a window to the rear. The lounge has attractive half panelled wooden walls and an inglenook fireplace with a multi-fuel stove sitting on a slate hearth. Built-in shelved recessed to the side of the fireplace with cupboard space below. Electric heater, eight power points and a television point.

Kitchen/Breakfast Room

18'5 x 11'2 (5.61m x 3.40m)

Fitted with top quality cream shaker kitchen with an excellent range of wall and floor units with under unit lighting and incorporating a glass display cabinet and granite worktop surfaces with a tiled splash back. White ceramic one and a half bowl sink and drainer, a built-in oven, microwave, four ring ceramic hob with a cooker hood above. Integrated fridge and freezer and an automatic washing machine. Double window to the front with a window seat below, an electric heater and eight power points.

Rear Hall

8'9 x 5'6 (2.67m x 1.68m)

Glazed entrance door to the rear garden and a built-in under stairs cupboard.

Cloakroom

5'9 x 4'5 (1.75m x 1.35m)

Fitted with a quality white two piece suite which includes a toilet, a wash hand basin with a vanity unit below and a mirror above. Frosted window to the rear.

Bedroom 3

8'9 x 9' (2.67m x 2.74m)

A double bedroom with a window to the rear, an electric heater and four power points.

First Floor Landing

4'9 x 8' (1.45m x 2.44m)

With a velux window to the rear and an electric heater.

Bedroom 1

13'7 x 14'3 (4.14m x 4.34m)

A large double bedroom with a double window to the front with stunning views of the surrounding countryside towards the Cheviot Hills. Original cast iron fireplace, an electric heater and a walk-in storage cupboard. Access to the loft, a built-in double wardrobe and four power points.

Shower Room

4'9 x 10'10 (1.45m x 3.30m)

Fitted with a quality white three piece suite which includes a walk-in shower cubicle, a toilet and a wash hand basin with a vanity below and a mirror with concealed lighting above. Heated towel rail and a double window to the rear.

Bedroom 2

18'5 x 11'1 (5.61m x 3.38m)

Another double bedroom with the double window to the front with superb countryside views, a cast iron fireplace, an electric heater and four power points.

Garden

Parking at the front of the property on a driveway offering off-road parking for two cars. Attractive cottage gardens at the front with flowerbeds and a paved sitting area at the rear. Fully enclosed private rear garden with a summerhouse overlooking a lawn with well stocked flowerbeds and shrubberies. Timber garden shed.

General Information

Full double glazing

All fitted floor coverings are included in the sale.



Full electric heating.

Services- mains electric and water, drainage into a septic tank.

Council tax band C.

Freehold

EPC F (38)

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.

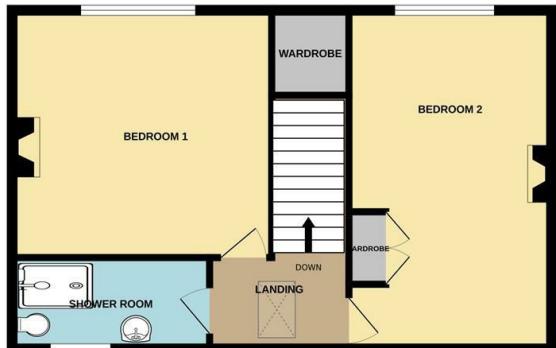




GROUND FLOOR
669 sq.ft. (62.2 sq.m.) approx.



1ST FLOOR
544 sq.ft. (50.6 sq.m.) approx.



TOTAL FLOOR AREA: 1214 sq.ft. (112.8 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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