

## **East House Bowsden, Berwick-upon-Tweed. TD15 2TW**



**A FORMER FARMHOUSE OF TRADITIONAL NORTHUMBRIAN CONSTRUCTION WHICH HAS UNDERGONE AN EXTENSIVE RESTORATION PROGRAMME COMPLETED TO THE HIGHEST OF STANDARDS.**

**Accommodation: Reception Hall, Drawing Room, Family Room, Kitchen/Orangery, Laundry, Cloakroom, 4 Bedrooms (2 with en-suite), Family Bathroom, Garage with Outline Planning Consent to create a residential annex, Walled Courtyard & Mature Gardens, Oil fired central heating**

**Ref: 75**

### **Offers Over £495,000**



# East House, Bowsden, Berwick-upon-Tweed. TD15 2TW

**A FORMER FARMHOUSE OF TRADITIONAL NORTHUMBRIAN CONSTRUCTION WHICH HAS UNDERGONE AN EXTENSIVE RESTORATION PROGRAMME, COMPLETED TO THE HIGHEST OF STANDARDS AND IN KEEPING WITH THE ORIGINAL DESIGN MANY OF THE FEATURES, INCLUDING WOODEN WINDOW SHUTTERS HAVE BEEN RETAINED. THE PROPERTY ALSO BOASTS OIL FIRED CENTRAL HEATING TO ALL ROOMS AND THE MAJORITY OF THE WINDOWS ARE DOUBLE GLAZED ALTHOUGH THE ORIGINAL SASH AND CASE WINDOWS TO THE FRONT HAVE BEEN RETAINED. THE FORMER DAIRY PROVIDES A SUBSTANTIAL GARAGE/WORKSHOP WITH OUTLINE PLANNING CONSENT TO CREATE A RESIDENTIAL ANNEXE.**

## **SITUATION:**

East House is situated in the centre of the pretty North Northumbrian village of Bowsden, which is a small friendly village relatively close to all the services one would need and nearby Lowick has two excellent public houses, a first rate village shop, post office and first school. Berwick-upon-Tweed, 9 miles to the north east, has all the services expected of a substantial country town, plus an excellent leisure centre and the thriving 'Maltings' Theatre. The surrounding countryside offers a wealth of sporting opportunities with golf on some of the counties finest courses including the Championship Course at Roxburghe, National Hunt horse racing at Kelso, high and low ground shooting and world class fishing on the River Tweed and its tributaries. There is also huge historical interest and numerous hill, river or beach walks surrounding the area.

There is a mainline railway station at Berwick-upon-Tweed and the A1 is only 10 minutes drive to the north east. Edinburgh Airport lies 60 miles to the north and Newcastle upon Tyne Airport 54 miles to the south.

## **DIRECTIONS:**

From the south turn left off the A1 onto the B6353 signposted Fenwick. After approximately 6 miles turn right onto the B6525 signposted Berwick-upon-Tweed. Carry on for approximately 1 ½ miles and then turn left. Bowsden is about a quarter of a mile along this road. East House is situated midway through the village on the right hand side.

From the north, turn right off the A1 onto the B6525 for Wooler and follow this road for approximately 7 miles. Turn right at the junction signposted Bowsden. Enter the village and follow the direction as above.



## **ACCOMMODATION:**

### **RECEPTION HALL:**

Part glazed front entrance door to reception hall. Tiled flooring which continues through to inner laundry and cloakroom. Radiator.

### **DRAWING ROOM: (16'2" x 15'1") S & W**

A wonderful room, full of character, including open fire with hand crafted sandstone fireplace. French door leading to established gardens, also window to front. Recessed lighting. Two radiators.



### **FAMILY ROOM: (27' x 13'6" at widest point)**

A superb everyday family room including deep recessed Inglenook fireplace with large multi-fuel stove and Indian stone heath. Fitted book-shelving. Deep recessed window to rear and windows to front and side including window seating. Two radiators.



**KITCHEN/ORANGERY: (28' x 18')**

A hugely successful addition to this wonderful family home is this superb hand crafted bespoke kitchen finished in tulip wood with solid oak worktop surfaces. Farrow & Ball paintwork. Large range cooker with extractor canopy. Perimeter recessed lighting throughout. French doors leading to side and rear gardens. Large area to accommodate family sized dining table and chairs. The focal point is the 15ft. pitched glass roof, which is quite superb. Solid oak flooring. Two radiators.

**LAUNDRY:**

Including floor and wall mounted units. Stainless steel sink and drainer. Plumbed for washing machine. Central heating boiler. Tiled flooring. Window to rear.

**CLOAKROOM:**

Comprising w.c. and wash basin. Tiled to approximately half-height. Extractor fan. Radiator.

**FIRST FLOOR LANDING:**

With south facing window and window seat.

**BEDROOM 1: (16' X 10'4") S**

Double bedroom including walk-in dressing room. Window with window seat. Radiator. **EN-SUITE SHOWER ROOM:** Comprising shower cubicle with power shower fitting, w.c. and wash basin. Fully tiled walls and floor. Radiator.

**BEDROOM 2: (13' x 10'1") S**

Double bedroom with window and window seat. Radiator.

**FAMILY BATHROOM: N**

Large bathroom with white three-piece suite comprising enclosed bath, w.c. and wash basin. Tiled floor and part-tiled walls. Shelved cupboard. Window.

**SECOND FLOOR LANDING:**

Staircase leading to second floor accommodation.

**BEDROOM 3: (17'5" x 11'8") N & S**

Double bedroom with exposed beams and stunning views from Velux windows over open countryside. Radiator

**BEDROOM 4: (12'4" x 11'8") N & S**

Double bedroom again with wonderful views across the village and countryside. Exposed beams. Dressing recess. Radiator. **EN-SUITE SHOWER ROOM:** With glazed shower cubicle, w.c. and wash basin. Extractor fan. Radiator.

**OUTSIDE:**

East House is surrounded by a spacious garden and courtyard which has been very well laid out to give privacy. The garden to the front and west of the house is mainly laid to lawn surrounded by mature hawthorn and beech hedging and pyracantha. To the rear of the house is a delightful and secluded courtyard laid to gravel with raised flower beds, trellising and terraced sitting area. The courtyard is ideal for entertaining throughout the summer months, with a place to catch the sun at any time of the day. To the east of the house there is a gravelled parking area.

**GARAGE: (35' x 21')**

Stone built former dairy providing ample space for three cars, storage and workshop (15'6" x 11'). Outline Planning Consent has been obtained to create a residential annexe providing approximately 99 sq.m of living accommodation. Copies of the planning consent are available for inspection.

**HEATING:** Oil fired central heating.

**GLAZING:**

All windows to the rear of the property are double glazed. Original sash and case windows to the front.

**SERVICES:** Mains water, electricity and drainage.

**APPLIANCES:**

We understand that all appliances were in good working order at the commencement of marketing, although none have been tested by the Selling Agent

**LOCAL AUTHORITIES:**

Berwick-upon-Tweed Borough Council, Council Offices, Wallace Green, Berwick-upon-Tweed, Northumberland. Telephone: 01289 330044

Northumberland County Council, County Hall, Morpeth. Telephone: 01670 533000

**TENURE:** Freehold.

**VIEWING:**

Strictly by appointment with the Selling Agent.



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While the above particulars are believed to be correct no warranty is given and prospective purchasers shall be deemed to have made their own enquiries prior to offering.

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