



Garden House

Foulton, TD15 1UF

Offers Over £445,000

This beautifully presented detached dormer bungalow is set within stunning landscaped gardens and grounds which extend to approximately 0.5 acre, there is the superb feature of an adjoining grass paddock which would make ideal grazing land for livestock, or to rent out and generate an income. Built in 1991 the property is located on the outskirts of the small village of Foulden, some four miles west of Berwick-upon-Tweed, which is the nearest town. Berwick-upon-Tweed has a varied selection of shopping, sporting facilities, beaches and a railway station on the east coast line, making it within one hour commute to Edinburgh and Newcastle-upon-Tyne.

The well presented interior comprises of a spacious lounge with an attractive open coal fireplace, a dining room, a breakfasting kitchen with an excellent range of Cherrywood units with appliances and a utility room. Also on the ground floor is a large double bedroom and a modern shower room. On the first floor are two generous double bedrooms with fitted wardrobes and a bathroom with a four piece suite. The property has full double glazing and oil central heating.

Ample parking on a driveway in front of the property for a number of vehicles and giving access to the garage and car port.

Beautifully landscaped gardens surrounding the property on all sides which have been laid to informal lawns with mature well stocked flowerbeds and shrubberies ensuring privacy for the owners.

Garden house would make an ideal family or retirement home. Viewing is highly recommended.



Vestibule

4'2 x 9'1 (1.27m x 2.77m)

Partially glazed entrance door to the vestibule which has a window to the front and a fifteen pane door to the hallway.

Hallway

4'8 x 16'5 (1.42m x 5.00m)

With the doorway giving access to the dining room, the hallway gives access to the main reception rooms in the property and has an understairs cupboard. Four power points.

Dining Room

12'2 x 13' (3.71m x 3.96m)

With ample space for a table and chairs the dining room has a triple window to the rear and stairs to the first floor landing. Central heating radiator and two power points.

Lounge

17'6 x 15'6 (5.33m x 4.72m)

A spacious dual aspect reception room with four windows at the front of the property and a single window to the side. The lounge has coving on the ceiling and an attractive bespoke Cherrywood fireplace, with a Victorian cast iron insert. Two central heating radiators, a picture light, a television point, a telephone point and eight power points.

Kitchen/Breakfast Room

14'7 x 12'6 (4.45m x 3.81m)

A spacious kitchen which is fitted with an excellent range of Cherrywood wall and floor kitchen units, with under unit lighting and marble effect worktop surfaces with a tiled splash back. Double bowl sink and drainer below the windows to the front, a freestanding electric cooker with a cooker hood above and plumbing for a dish washing machine. Central heating radiator, a telephone point and eleven power points.

Utility Room

6'4 x 9'4 (1.93m x 2.84m)

Fitted with base storage cupboards with wood effect

worktop surfaces. Stainless steel sink and drainer below the double window to the rear. Plumbing for an automatic washing machine and space for a tumble dryer. Entrance door to the side of the property, a central heating radiator and a useful walk-in storage cupboard housing the central heating boiler. Four power points.

Bedroom 3/Sitting Room

14'7 x 11'7 (4.45m x 3.53m)

A large multifunctional room which is currently being used as a double bedroom, which has a triple window to the rear, a central heating radiator and five power points.

Shower Room

6'5 x 8'4 (1.96m x 2.54m)

Fitted with a modern white three-piece suite which includes a corner shower cubicle with an electric shower, a wash hand basin with a vanity unit below and a mirror above and a low-level toilet. Frosted window to the side of the property and a central heating radiator.

First Floor Landing

4'1 x 8'8 (1.24m x 2.64m)

With a velux window to the rear on the staircase, the landing has access to the loft and a built-in airing cupboard housing the hot water tank. Two power points.

Bedroom 1

12'3 x 15'9 (3.73m x 4.80m)

Another generous double bedroom with a triple window to the side and two built-in double wardrobes with a dressing table between offering excellent storage. Central heating radiator, eight power points, a telephone point and a television point.

Bathroom

8'11 x 8'8 (2.72m x 2.64m)

Fitted with a white four piece suite which includes a toilet, a bidet, a bath with a shower attachment and a wash hand basin with vanity unit below. Frosted double window to the front, a central heating radiator.



Bedroom 2

12'9 x 12'8 (3.89m x 3.86m)

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

Garage

19'9 x 10'4 (6.02m x 3.15m)

A single garage with an up and over door to the front, giving access which has lighting and power connected. Access to loft storage, a door and window to the side. There is also a carport between the garage and the house.

Gardens

Driveway leading to the front of the property which gives access to the garage and the car port. Ample parking in front of the dwelling. Stunning gardens surrounding the property on all sides which extend to approximately 0.9 acre, which are laid to informal lawns, with well stocked flowerbeds and shrubberies. The gardens ensure privacy for the owners of the property. Access gate to the paddock.

Paddock

There is a grass paddock attached on the west side of the garden, which has its own access off the A6105 and a gate into the garden. The sewage treatment plant is located in the paddock. The paddock would make ideal grazing for livestock.

General Information

Full double glazing.

Full oil fired central heating.

All fitted floor coverings are included in the sale.

Services- mains electric, telephone and water. Drainage into a sewage treatment plant.

Council tax band F.

EPC D (58)

Agency Notes

OFFICE OPENING HOURS

Monday - Friday 9.00 - 17.00

Saturday - By Appointment

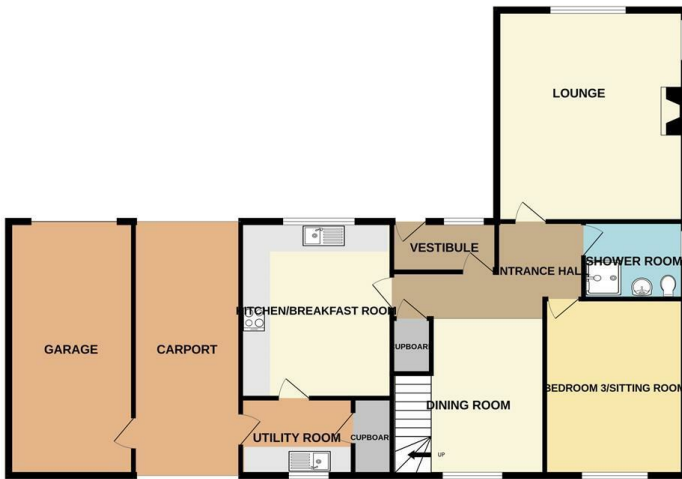
FIXTURES & FITTINGS

Items described in these particulars are included in sale, all other items are specifically excluded. All heating systems and their appliances are untested.





GROUND FLOOR
1438 sq.ft. (133.6 sq.m.) approx.



1ST FLOOR
566 sq.ft. (52.6 sq.m.) approx.



TOTAL FLOOR AREA : 2004 sq.ft. (186.2 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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