



Creel Cottage Hillfield

Burmmouth, Eyemouth, TD14 5SU

Offers Over £550,000

Creel Cottage is a stunning family home which has superb, open countryside views and has been run as a registered Bed and Breakfast by the current owners. The property has been finished to the highest of standards, offering spacious and bright living accommodation with the benefits of full double glazing, gas central heating and tasteful decoration throughout. The spacious cottage has two large reception rooms with bay windows with seats to enjoy the countryside views and both have attractive, inglenook fireplaces. The lounge has a log burning stove and the second reception room has a similar gas fired log effect stove. The kitchen has Burbridge kitchen units and appliances and adjoins the light and airy breakfast room which has a roof lantern and bi-folding doors onto a private patio in the rear garden. There is a useful boot room and large utility room. Also on the ground floor is a generous double bedroom and a bathroom. On the first floor is a modern bathroom and three large double bedrooms. The main bedroom has a walk-through dressing area and spacious en-suite bathroom. The third bedroom has it's own entrance from a balcony, providing access to the two self-contained Bed and Breakfast rooms.

Ample parking at the front of the house, gives access to an integral garage and carport and two EV charging points. Gardens surround the property and include a large enclosed rear garden with a summer house, playhouse and pergola overlooking a lawn and well stocked flower beds. There are also a greenhouse, tool shed, and bicycle store.

This property must be viewed to be fully appreciated.



Introduction

A fantastic opportunity to purchase this beautifully presented, detached 4/5-bedroom cottage, which is in the small Scottish Borders village of Burnmouth, some three miles from Eyemouth and six miles from Berwick-upon-Tweed. The picturesque village is set on the stunning coastline with a small harbour and beach. Easy access onto the main A1 road makes commuting to Edinburgh and Newcastle-upon-Tyne by car very viable or alternatively via train from the mainline stations at Berwick and Reston, both just 10 minutes driving distance.

Vestibule

5'2 x 5' (1.57m x 1.52m)

Partially glazed entrance door to the vestibule which has a tiled floor and a glazed door to the entrance hall.

Entrance Hall

The entrance hall with an attractive carved staircase to the first floor landing with an understairs cupboard, the hall has a built-in double cloaks cupboard, recessed ceiling spotlights and a central heating radiator with a heater cover.

Lounge

18'3 x 16' (5.56m x 4.88m)

A beautifully presented reception room with coving on the ceiling and a large bay window to the front with a window seat below taking advantage of the superb open countryside views. Inglenook fireplace with a log burning stove and an attractive oak surround. Arched alcove to the side of the fireplace with cupboard space below. Four wall lights and a centre ceiling light. Central heating radiator with heater cover.

Living Room

19'1 x 16'10 (5.82m x 5.13m)

A large reception room which has been used as a Dining Room and is currently used as an office. It has a bay window to the front with a window seat below enjoying the open countryside views. The window seat contains a folding bed mechanism which can convert to a king sized bed when

the room is used as the fifth bedroom. The room has coving on the ceiling and an inglenook fireplace with a log effect gas fire. Alcove to the side of the fireplace with a glass display cabinet with a double cupboard below. Two central heating radiators, one with a heater cover. Four wall lights.

Kitchen

13'2 x 10'4 (4.01m x 3.15m)

Fitted with a quality shaker kitchen with an excellent range of dual colour wall and floor units with glass display cabinets and ample worktop surfaces with under unit lighting and a tiled splash back. Integrated fridge, dish washing machine and a Rangemaster gas cooker range with a cooker hood above. Belfast sink, a central heating radiator. The kitchen adjoins the breakfast room.

Breakfast Room

11' x 11'7 (3.35m x 3.53m)

A superb addition to the house which has a roof lantern and triple bi-folding doors giving access to a patio in the rear garden. Double window to the rear with a central heating radiator below, a tiled floor and recessed ceiling spotlights.

Boot Room

5'2 x 10'9 (1.57m x 3.28m)

With a double window to the rear and fitted seats with shoe storage below, the hall has a partially glazed entrance door to the side. Central heating radiator and a door to the utility room.

Utility Room

12'4 x 11'3 (3.76m x 3.43m)

Fitted with white wall and floor storage cupboards which include pull out units and plumbing for two washing machines and a dishwasher. Window to the side and stainless-steel sink and dual drainer. Wall mounted central heating boiler and a central heating radiator and tiled floor. Door into the integral garage.



Bedroom 4

13' x 12' (3.96m x 3.66m)

A generous double bedroom with a window to the side and two double wall lights over the bed position. Central heating radiator with a heater cover.

Bathroom

8' x 7'9 (2.44m x 2.36m)

Fitted with a quality white three piece suite which includes a bath with a shower above, a wash hand basin with a vanity unit and a toilet. Heated towel rail, a frosted window to the rear and a built-in shelved storage cupboard.

First Floor Landing

5'3 x 21'8 (1.60m x 6.60m)

Access to the loft, recessed ceiling spotlights and a built-in double linen cupboard.

Bedroom 1

14'6 x 16'2 (4.42m x 4.93m)

A large double bedroom with a double window to the front enjoying superb open countryside views. Central heating radiator with a heater cover and a door to a dressing room with built-in hanging.

En-Suite Bathroom

14'9 x 9'5 (4.50m x 2.87m)

Fitted with a modern white bathroom suite with attractive tiled walls which includes a shower cubicle area with a fitted seat, his and hers wash hand basins with vanity units below and mirrors above with lights. A toilet and a bath with recess shelving above. Window to the rear and a heated towel.

Bedroom 2

15'5 x 16'4 (4.70m x 4.98m)

A large double bedroom with a double window to the front with open views and a central heating radiator with a heater cover.

Bedroom 3

14'6 x 10'4 (4.42m x 3.15m)

Another generous dual aspect double bedroom with two windows to the front and side and an entrance door onto a balcony. Recessed ceiling spotlights, a central heating radiator and two alcoves with concealed lighting over the bed position. Two built-in storage cupboards.

Family Bathroom

8'2 x 16'4 (2.49m x 4.98m)

With attractive tiled walls the bathroom is fitted with a modern white suite which includes a shower cubicle, a bath, a toilet and a wash hand basin with a vanity unit below and a mirror with a light above. Two heated towel rails and a double window to the rear.

Garage

15'9 x 10'9 (4.80m x 3.28m)

With an electric roller door giving access to the garage which has built-in shelving and a double window to the side. Lighting and power connected.

Carport

Ample parking on a driveway in front of the house and giving access to the carport.

Gardens

Stunning gardens surrounding the property which include a flower garden at the front and access either side of the property, with well stocked flowerbeds. Secluded patio at the rear of the house which is a real suntrap and has steps up to a large garden with a pergola and large summerhouse taking advantage of the lawns with well stocked flowerbeds and shrubberies and the surrounding countryside. There is a greenhouse and a garden shed.

General Information

Full double glazing.

Full gas central heating.

All fitted floor coverings and blinds are included in the sale.

All mains services are connected.



Council Tax Band E

EPC D (68)

Freehold

Agency Details

OFFICE OPENING HOURS

Monday - Friday 9.00 am - 5.00 pm

Saturday 9.00 am - 12.00 pm

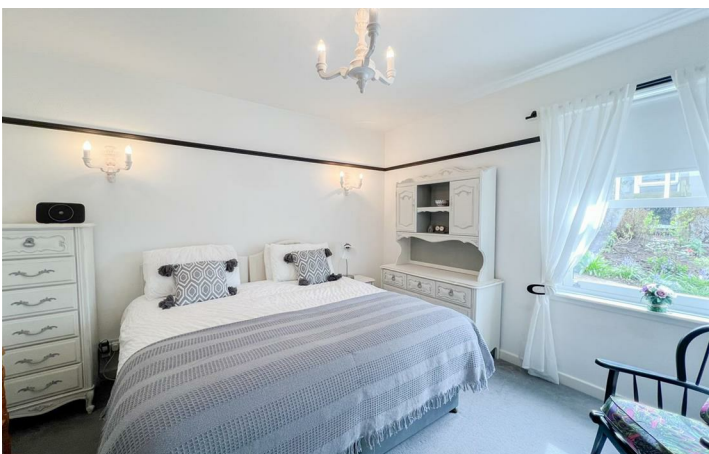
Saturday Viewings 12.00pm - 1.00pm

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
1595 sq.ft. (148.2 sq.m.) approx.



1ST FLOOR
998 sq.ft. (92.7 sq.m.) approx.



TOTAL FLOOR AREA : 2593 sq.ft. (240.9 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.
Made with Metropix ©2024



Important Information You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.

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



Zoopa.co.uk

