



Reachfar Hillfield

Burnmouth, Eyemouth, TD14 5SU

Offers In The Region Of £215,000

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We are pleased to bring to the market this well proportioned three bedroom semi-detached cottage, which is located in the village of Burnmouth, some three miles from Eyemouth and six miles north of Berwick-upon-Tweed. Burnmouth is a picturesque village set on the stunning east 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 within 10 minutes drive.

Reachfar would make an ideal retirement or family home, which has the benefits of double glazing and gas central heating. The interior is in need of some modernisation, however, it offers huge potential to create a lovely home with an open view to the front of the surrounding countryside. The accommodation comprises of two reception rooms with bay windows to take advantage of the views, the dining room has an open coal fireplace, a kitchen/breakfast room with dual colour units and appliances, a bathroom and three double bedrooms.

Driveway at the front of the cottage offering 'off road' parking and giving access to the garage. Good sized garden at the front and a large enclosed rear garden with lawns, flowerbeds, a summerhouse and greenhouse.

We would highly recommend viewing this property, contact our Berwick-upon-Tweed office for an appointment.



Vestibule

4' x 3' (1.22m x 0.91m)

Partially glazed entrance door giving access to the vestibule which has a glazed door to the entrance hall.

Entrance Hall

Giving access to all the rooms in the bungalow and the loft, the entrance hall has a cloaks hanging area, a central heating radiator and a partially glazed entrance door to the rear garden.

Living Room

13'7 x 12'8 (4.14m x 3.86m)

A bright and spacious reception room with a bay window with views over the front garden and the surrounding countryside beyond. Pine carved fireplace with a marble inset and hearth and a log effect electric stove. Television point.

Dining Room

13'7 x 14'4 (4.14m x 4.37m)

A spacious reception room with a bay window to the front with views over the surrounding countryside and a fully tiled open coal fireplace. Central heating radiator.

Kitchen/Breakfast Room

11'5 x 9'2 (3.48m x 2.79m)

Fitted with dual colour kitchen units with white base units and oak effect wall units with wood effect worktop surfaces with a tiled splashback. Freestanding electric cooker with a cooker hood above. Stainless steel sink and drainer and a built-in shelved cupboard housing the central heating boiler and an airing cupboard housing the hot water tank. Plumbing for an automatic washing machine and a double window to the front. Central heating radiator.

Bedroom 1

8'7 x 14'4 (2.62m x 4.37m)

A generous double bedroom with a triple window to the rear, a central heating radiator and two spotlights over the bed position.

Bedroom 2

10' x 10'9 (3.05m x 3.28m)

Another double bedroom with a triple window to the rear and a central heating radiator.

Bedroom 3

10'5 x 7'8 (3.18m x 2.34m)

A good sized bedroom with a double window to the rear and a central heating radiator.

Bathroom

9'2 x 4'9 (2.79m x 1.45m)

Fitted with a white three-piece suite which includes a bath with an electric shower and curtain above, a toilet with a toilet roll holder and a wash hand basin with a vanity unit below and a medicine cabinet above. Central heating radiator with towel rail above and a frosted double window to the rear.

Garage

17'2 x 9'1 (5.23m x 2.77m)

With an electric roller door to the front giving access to the garage, which has a double window to the side. Electric connected.

Gardens

Driveway at the front offering off-road parking for two cars and giving access to the garage. There is a garden at the front with flowerbeds and shrubberies. Access at the side of the property giving access to the large enclosed garden at the rear. There are two fuel stores at the rear of the garage. The rear garden has a large lawn, flowerbeds and shrubberies and a vegetable plot. There is a greenhouse and a summerhouse.

General Information

Full double glazing.

Full gas central heating.

All fitted floor coverings are included in the sale.

All mains services are connected.

EPC - TBC

Agency Information



OFFICE OPENING HOURS

Monday - Friday 9:00 - 17:00

Saturday 9:00 - 12:00

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.





GROUND FLOOR
1097 sq.ft. (101.9 sq.m.) approx.



TOTAL FLOOR AREA: 1097 sq.ft. (101.9 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.

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