



West Croft

East Ord, Berwick-upon-Tweed, TD15 2NS

Offers Over £450,000

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Nestled in the charming village of East Ord on the outskirts of Berwick-Upon-Tweed, this delightful detached cottage is set in a secluded position and has a great sense of privacy. It possesses stunning gardens and grounds which extend to over 0.5 acre. The gardens and grounds create privacy for the owner, with ample parking on a driveway for a number of vehicles, well stocked flowerbeds and shrubberies, lawns, vegetable plots and woodland with private walks and sitting areas and fruit trees.

The interior comprises of a spacious lounge with an attractive open coal marble fireplace and double patio doors to a spacious sun room with two double French doors to the gardens. Well appointed kitchen with quality oak effect units and built-in appliances. The cottage has a family bathroom with a five piece white suite and three double bedrooms on the ground floor, two with fitted wardrobes and one with an en-suite toilet. There is a further double bedroom on the first floor which is currently being used as an office. The property has full double glazing and gas central heating.

This home provides ample space for both relaxation and entertaining, the cosy atmosphere is enhanced by the cottage's unique features, making it an ideal retreat for families or those seeking a peaceful abode.

The location of this cottage is particularly appealing, as it combines village living with easy access to the amenities in Berwick-upon-Tweed. This property is a wonderful opportunity for anyone looking to embrace the charm of a cottage in a beautiful part of Northumberland, with its spacious layout and inviting atmosphere, it is sure to capture the hearts of those who visit.

West Croft is truly a special property and opportunities to purchase a property such as this one, do not come around very often. Do not miss the chance to make this enchanting cottage your new home.

Contact our Berwick-upon-Tweed office to arrange a viewing.



Vestibule

4'5 x 3'9 (1.35m x 1.14m)

Entrance door at the front of the cottage giving access to the vestibule, which has a cloaks hanging area and a cupboard housing the electric meters, fuse boxes & trip switches.

Entrance Hall

16' x 12'10 (4.88m x 3.91m)

With five south facing windows at the front of the cottage, the imposing entrance hall has a quarry tiled floor, a built-in storage cupboard, access to the loft and a central heating radiator.

Lounge

14'9 x 19'9 (4.50m x 6.02m)

A spacious reception room with an attractive marble open coal fireplace with an arched alcove to the side. The lounge has oak flooring, two windows at the front of the cottage and double patio doors giving access to the sun room. Central heating radiator.

Sun Room

17'6 x 11'1 (5.33m x 3.38m)

A superb addition to the cottage with oak flooring and a window at the front and two double French doors giving access to the garden. Central heating radiator and a stable door giving access to the kitchen.

Kitchen

11'7 x 19'5 (3.53m x 5.92m)

A spacious kitchen which is fitted with a superb range of oak effect wall and floor units with granite-effect worktop surfaces and tiled splashbacks. The kitchen has under unit lighting, plumbing for an automatic washing machine and dishwasher, along with space for a tumble dryer, dishwasher and fridge freezer. White ceramic sink and drainer below the double window to the rear, a built-in oven and four ring ceramic hob with a cooker above. Rangemaster gas top and electric oven with an extractor above. Central heating radiator and stairs to the first floor level with an under stairs cupboard.

Internal Hall

L shaped internal hallway leading to the ground floor bedrooms and bathroom, with a window to the rear, skylight and central heating radiator.

Bathroom

9'7 x 11'7 (2.92m x 3.53m)

Fitted with a quality white five-piece suite which includes a bath, a bidet, a toilet, a corner shower cubicle with an electric shower and a wash hand basin. Two windows to the rear, a central heating radiator, a heated towel rail and a mirrored medicine cabinet.

Bedroom 1

13'3 x 11'6 (4.04m x 3.51m)

A dual aspect double bedroom with a window at the front and side of the cottage. Built-in wardrobe and a central heating radiator.

Bedroom 2

9'1 x 19'2 (2.77m x 5.84m)

A generous double bedroom with double French doors to the side and a window to the rear. Central heating radiator.

En-Suite Toilet

6' x 3'2 (1.83m x 0.97m)

Containing a white two-piece suite which includes a wash hand basin with a vanity unit below and a toilet. Heated towel rail.

Bedroom 3

9'7 x 11'3 (2.92m x 3.43m)

Another double bedroom with a window at the front with a central heating radiator below. Two built-in wardrobes offering excellent storage.

Bedroom 4

25'10 x 8'6 (7.87m x 2.59m)

Currently being used as an office which has a built-in shelved storage cupboard, access to eaves storage and a window at the front and a velux window to the side. Central heating radiator and a central heating boiler.



Gardens and Grounds

Double gates giving access to a gravelled driveway offering ample parking for a number of vehicles. There is a useful outbuilding beside the driveway. Stunning gardens and grounds which extend to over 0.5 acre, with lawns with well stocked flowerbeds and shrubberies, two vegetable plots, a number of timber garden sheds and two greenhouses. Lovely woodland walks with private sitting areas, a rockery, a pond and fruit trees, providing a haven for birds and butterflies.

General Information

Full double glazing.

Full gas central heating.

All mains services are connected.

All fitted floor coverings are included in the sale.

All mains services are connected.

Council tax band D.

Tenure-Freehold.

EPC: TBC

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.

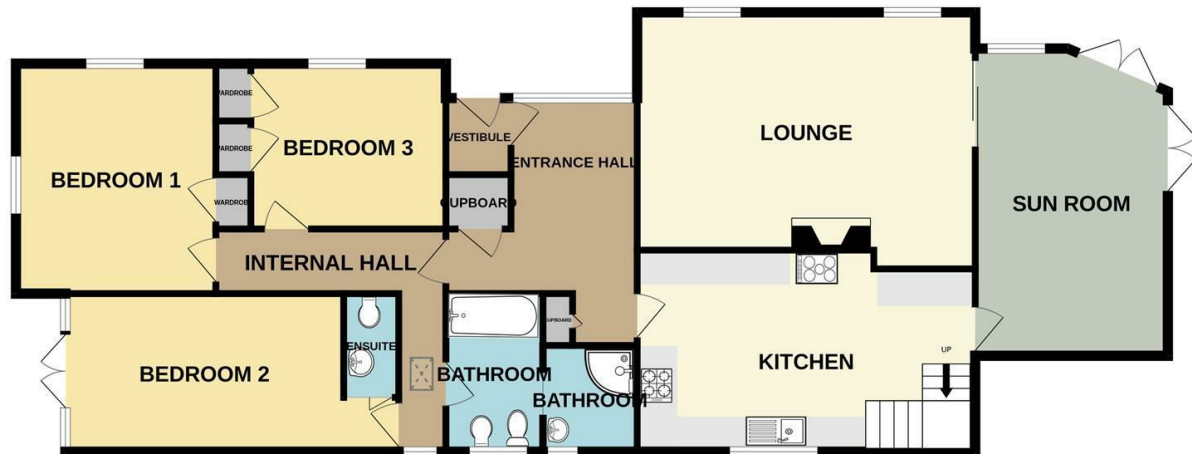








GROUND FLOOR
1422 sq.ft. (132.1 sq.m.) approx.



TOTAL FLOOR AREA : 1422 sq.ft. (132.1 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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