



## 25 Moorpark

Berwickshire, TD15 1UH

**Offers In The Region Of £650,000**

Ref:



A fantastic opportunity to purchase this smallholding which comprises of a modern detached three bedroom bungalow, a multi-purposes shed and approximately 44 acres of grazing and woodland. The smallholding is located 1.5 miles from Foulden village and 6 miles north west from Berwick-upon-Tweed.

The bungalow was built in 2010 by local builder George M Craig, which has created modern living accommodation with the benefits of full double glazing and a ground source heating system. The well proportioned interior comprises of a good sized lounge with a multi-fuel stove, a generous breakfasting kitchen with oak units and appliances, three bedrooms and a family bathroom with a modern white four piece suite. Ample parking on a driveway for a number of vehicles.

To the north of the bungalow is a modern multipurpose shed, which is 30 meters long by 9 meters wide, which has a concrete floor, lighting and power connected. This would convert into loose boxes for equestrian purposes.

The grazing land which extends to approximately 40 acres is divided into six fields, with a 3.2 acre woodland adjoining.

Viewing is highly recommended.



### **Front Door Vestibule**

9'3 x 5'9 (2.82m x 1.75m)

Partially glazed entrance door to the vestibule, which has a double cloaks cupboard and two power points. Glazed door with a glass panel either side to the entrance hall.

### **Entrance Hall**

6'4 x 19' (1.93m x 5.79m)

With access to the loft and two power points, the entrance hall has a shelved storage cupboard.

### **Lounge**

12'8 x 16'2 (3.86m x 4.93m)

A good sized reception room with a double window to the front with views over the fields and surrounding countryside. Fireplace with a wooden surround and multi-fuel stove, sitting on a stone hearth. Television point, telephone point and ten power points.

### **Kitchen/Dining Area**

12'2 x 16'2 (3.71m x 4.93m)

Fitted with an excellent range of oak wall and floor kitchen units, with marble effect worktop surfaces with a splash back. Flavel electric cooker with a cooker hood above and plumbing for a dish washing machine. Stainless steel sink and drainer below the two windows to the rear and space for an upright fridge freezer. Thirteen power points.

### **Utility Room**

12'6 x 5'8 (3.81m x 1.73m)

Fitted with a Worcester central heating boiler with a hot water tank to the side, the utility room has a stainless steel sink and drainer with cupboards below and plumbing for an

automatic washing machine. Window to the rear and a partially glazed entrance door to the side of the bungalow. Cloaks hanging area and two power points.

### **Bedroom 1**

13'1 x 9'6 (3.99m x 2.90m)

A double bedroom with a built-in double wardrobe and a window to the rear. Six power points, a television point and a telephone point.

### **Bedroom 2**

9' x 9'4 (2.74m x 2.84m)

Another double bedroom with a single window to the rear and a built-in double wardrobe. Six power points.

### **Bathroom**

9'3 x 6'6 (2.82m x 1.98m)

Fitted with a white four piece suite, which includes a shower cubicle with an electric shower, a wash hand basin below the frosted window to the rear and a low level toilet with shelving above and a medicine cabinet to the side.

### **Bedroom 3**

12'6 x 6'5 (3.81m x 1.96m)

A single bedroom with a window to the rear and six power points.

### **Outbuilding**

100' x 30' (30.48m x 9.14m)

A single modern multi-purpose shed with a concrete floor and lighting connected. This could be converted into loose boxes for equestrian purposes.

### **Land**

Sown to permanent grass, the grazing land



extends to 39.8 acres, which is divided into six fields bounded by fencing and hedges. There is also 3.28 acres of woodland.

### **General Information**

Full double glazing.

Heating- Ground source heating system, with individual thermostats in each room.

Tenure- Freehold.

Services- Mains electric, water. Drainage into a septic tank.

Floor coverings- All fitted floor coverings are included in the sale.

Energy Rating 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 not all included in the sale. All heating systems and their appliances are untested.

This brochure including photography was prepared in accordance with the sellers instructions.

#### **VIEWING**

Strictly by appointment with the selling agent.

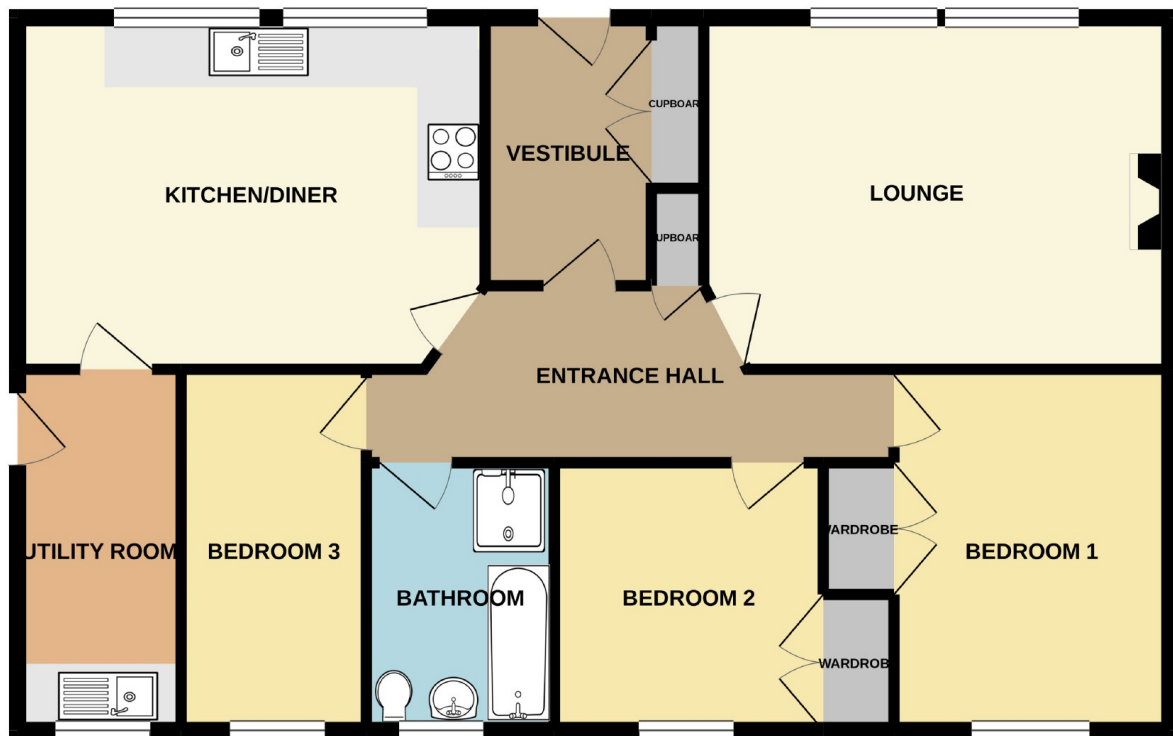
Viewing guidelines due to Coronavirus (Covid-19) to be adhered to.







GROUND FLOOR  
981 sq.ft. (91.2 sq.m.) approx.



TOTAL FLOOR AREA : 981 sq.ft. (91.2 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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