



Ord Cottage, 16 Main Street

Swinton, Berwickshire, TD11 3JH

Offers Over £199,950

Ref:

We are pleased to offer for sale this beautifully presented two bedroom cottage, which is located in the heart of this picturesque Border village. Ord Cottage has a stunning enclosed south facing private garden to the rear, which has a patio overlooking a rockery with a pond and lawns beyond.

The well maintained interior comprises of a good sized living room with an inglenook fireplace with a multi-fuel stove, a quality cream shaker kitchen with integrated appliances, which leads to a separate dining room. The sunroom to the rear of the cottage takes advantage of the views over the garden and gives access to the patio. There is a modern family bathroom and two double bedrooms, the main bedroom has an en-suite shower room. The cottage has partial double glazing and electric heating.

Large garage to the side of the cottage with a utility area.

Viewing is recommended.



Entrance Hall

18'2 x 9'4 (5.54m x 2.84m)

Partially glazed entrance door to the hall, which has a window to the front with a cupboard below housing the electric meters. Central heating radiator and one power point.

Living Room

16'3 x 11'6 (4.95m x 3.51m)

A spacious reception room with a picture window to the front and an inglenook fireplace with a multi-fuel stove sitting on a slate hearth. Central heating radiator, telephone and television points and five power points.

Kitchen

16'6 x 7'2 (5.03m x 2.18m)

Fitted with an excellent range of cream shaker style wall and floor units, which include a dresser unit with two glass display cabinets and a plate rack. Walnut worktop surfaces and a Belfast sink with mixer tap. Induction four ring electric hob with a cooker hood above, a built-in double oven, integrated fridge, freezer and dish washing machine. Picture window to the front with a window seat below. Recessed ceiling spotlights, a central heating radiator and eight power points.

Dining Room

14'8 x 11'6 (4.47m x 3.51m)

With ample space for a table and chairs, the dining room has a central heating radiator and four power points. Glazed door to the sunroom and a door to bedroom one.

Sun Room

10'3 x 14'5 (3.12m x 4.39m)

A superb addition to the cottage, the sun room has windows to the rear and side taking advantage of the views over the rear garden. Glazed entrance door to the side of the sunroom. Central heating radiator, television point and four power points.

Bedroom 1

12' x 10'9 (3.66m x 3.28m)

A generous double bedroom with a window to the side and a walk-in wardrobe. Central heating radiator and four power points.

En-Suite Shower Room

7'4 x 4'7 (2.24m x 1.40m)

Fitted with a white three piece suite, which includes a corner shower cubicle, a toilet and a wash hand basin with a mirror with lighting. Dimplex fan heater, a towel rail and an extractor fan.

Bathroom

8'3 x 6'2 (2.51m x 1.88m)

A fully tiled bathroom which is fitted with a modern white three piece suite, which includes a wash hand basin with a vanity unit below, a mirror and shaver socket above and a bathroom cabinet to the side. Toilet and the shower bath with a glass screen and shower above. Heated towel rail, a frosted double window to the rear and recess ceiling spotlights.

Bedroom 2

16'5 x 9'7 (5.00m x 2.92m)

Double bedroom with a picture window to the front. Central heating radiator and four power points.

Garage

22'3 x 9'5 (6.78m x 2.87m)

A large single garage with an up and over door to the front and a door to the side. Plumbing for an automatic washing machine and a Belfast sink. Lighting and power connected.

Gardens

Large enclosed garden to the rear which has a patio area beside the house leading to a well established rockery with a large pond. Pathway leading up to a large lawn area with an area to dry clothes. Well-stocked flower beds and shrubberies, surround the private garden bounded by hedging.

General Information

Full electric heating.

Partial double glazing.

All main services are connected except for gas.

All fitted floor coverings are included in the sale.

Tenure - Freehold.

Energy Rating F (27)

Home Report

To access the home report for this property please log onto the below website and enter the reference number and postcode:

www.packdetails.com

Reference: HP660486

Postcode: TD11 3JH

Agency Information

OFFICE OPENING HOURS

Monday - Friday 9.00 - 17.00

Saturday 9.00 - 13.00

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.

VIEWING

Strictly by appointment with the selling agent and viewing guidelines due to Coronavirus (Covid-19) to be adhered to.



GROUND FLOOR
1410 sq.ft. (131.0 sq.m.) approx.



TOTAL FLOOR AREA : 1410 sq.ft. (131.0 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 ©2021



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

