



The School House,

Bowsden, Berwick Upon Tweed, TD15 2TW

Offers In The Region Of £299,950

Ref: 129

We are delighted to bring to the market this attractive stone built detached house, which is located in the picturesque village of Bowsden, some six miles south of Berwick-upon-Tweed. The School House offers spacious and bright living accommodation with character and charm and the benefits of double glazing and oil fired central heating.

The interior of the property comprises of a large lounge/dining area with sanded wooden floors and a log burning stove and double French doors to a conservatory. There is a well appointed kitchen/breakfast room with a door leading to a large utility room. The main bedroom is located on the ground floor with an en-suite shower room and there is a study/bedroom on this level and a family bathroom. On the first floor is a modern bathroom with a five piece suite, which serves the three double bedrooms.

Ample parking to the side of the house on a driveway in front of the single detached garage. Easy to maintain level garden to the rear of The School House, which is laid to a lawn with well stocked flowerbeds and shrubberies.

Viewing is highly recommended.



Entrance Hall

5'2 x 12'9 (1.57m x 3.89m)

Partially glazed entrance door to the side of the property giving access to the hall, which has a built-in under stairs cupboard, a central heating radiator and a cupboard housing the fuse box.

Lounge/Dining Area

17'6 x 29'6 (5.33m x 8.99m)

A large reception room with a stripped wooden floors and a log burning stove sitting on a slate hearth. Window to the side of the property and two windows to the rear. Stairs to the first floor landing and double ten pane doors to the conservatory. Three central heating radiators, a television point and spur outlets for lamps. Ten power points and doors to the study, bathroom and the kitchen.

Conservatory

13'5 x 8'4 (4.09m x 2.54m)

A superb addition to the property, the conservatory is glazed on two sides taking advantage of the views of the surrounding area. A glazed entrance door to the front and four power points.

Kitchen/Breakfast Room

12'3 x 13'6 (3.73m x 4.11m)

Fitted with an excellent range of cream wall and floor kitchen units, with granite effect worktop surfaces with a tiled splash back. Space for electric cooker with a cooker hood above. Plumbing for a dish washing machine and a double bowl stainless steel sink and drainer below the window to the rear, there is also a window to either side of the kitchen. Built-in airing cupboard housing the hot water tank, a central heating radiator and a door to the utility room. Eight power points.

Utility Room

13'9 x 8'7 (4.19m x 2.62m)

Glazed on two sides, the utility room has a range of base storage cupboard and a stainless steel sink and drainer. Plumbing for an automatic washing machine and space for a tumble dryer. Inset ceiling spotlights and four power points. Glazed entrance door to the side of the property.

Family Bathroom

5' x 9'5 (1.52m x 2.87m)

Fitted with a white three piece suite, which includes a toilet with a toilet roll holder, a bath with a shower above and a curtain, and a toilet. Frosted window to the front, a central heating radiator with a towel rail above.

Study/Bedroom 5

12'3 x 9'7 (3.73m x 2.92m)

A multifunctional room which is currently being used as a study, however, it would make an ideal fifth bedroom. The study has a window to the front and a central heating radiator. Eight power points.

Bedroom 1

13'1 x 12'4 (3.99m x 3.76m)

A spacious dual aspect double bedroom with a window to the front and side of the property. Central heating radiator and four power points.

En-Suite Shower Room

12'2 x 4'8 (3.71m x 1.42m)

Fitted with a white three piece suite, which includes a shower cubicle with an electric shower, a toilet and a wash hand basin with a shelf and mirror above. Central heating radiator with a towel rail above and an extractor fan.

First Floor Landing

7'9 x 7' (2.36m x 2.13m)

Giving access to all the rooms on the first floor level, the landing has a light tunnel and inset ceiling spotlights. Two power points.

Bedroom 2

11'6 x 17'3 (3.51m x 5.26m)

A large double bedroom with a window to the front and two velux windows to the side. Central heating radiator, six power points and a television point.

Bathroom

14'2 x 8'2 (4.32m x 2.49m)

Fitted with a modern white four piece suite, which includes a corner shower cubicle, a bath with a shower attached, a toilet and a wash hand basin with a range of vanity units below and a light and mirror above. Velux window to the front and a window to the side. Heated towel rail and recessed ceiling spotlights.

Bedroom 3

9'2 x 12'9 (2.79m x 3.89m)

Another double bedroom with a window to the rear and access to eaves storage. Central heating radiator, recessed ceiling spotlights and six power points.

Bedroom 4

14'6 x 13'2 (4.42m x 4.01m)

A double bedroom with a built-in double wardrobe and a window to the rear. Central heating radiator, a telephone point and four power points.

Garage

A single detached garage with an up and over door to the front and a door and a window to the side. Ample parking for a number of vehicles in front of the garage.

Garden

Enclosed lawn garden to the rear with a raised flowerbed and shrubberies. Access to either side of the property to the front.

General Information

Full double glazing.

Full oil fired central heating.

All fitted floor coverings are included in the sale.

All mains services are connected except for gas.

Freehold.

Council Tax Band C.

Agency Details

OFFICE OPENING HOURS

Monday - Friday 9.00 - 16.30

Saturday 9.00 - 12.00

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.

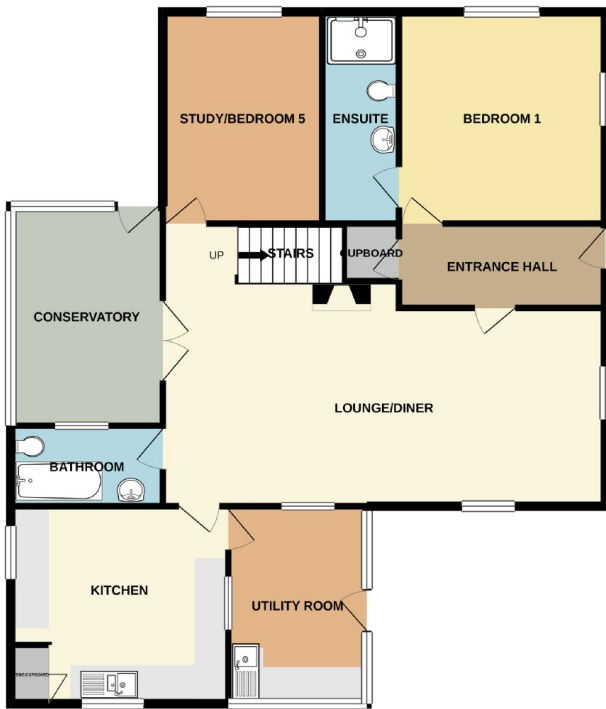
This brochure including photography was prepared in accordance with the sellers instructions.

VIEWING

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



GROUND FLOOR
1276 sq.ft. (118.6 sq.m.) approx.



1ST FLOOR
738 sq.ft. (68.6 sq.m.) approx.



TOTAL FLOOR AREA : 2015 sq.ft. (187.2 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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