



## 3 Fenwick Granary

Fenwick, Berwick-upon-Tweed, TD15 2PL

**Offers Over £275,000**

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Nestled in the picturesque setting of Fenwick Granary, this charming end-terraced stone built cottage offers a delightful blend of character and modern living, with its unique charm and idyllic location, this stone-built cottage is a rare find. It presents an excellent opportunity for those looking to embrace a peaceful lifestyle while still being within reach of local amenities. The town of Berwick-upon-Tweed is 10 miles north, where there is varied shopping, sporting facilities and a railway station on the east coast line. The cottage is next to St Cuthberts Way making it ideal for walkers.

The property has views to the rear of open countryside and the sea beyond and is entered from the rear into a kitchen, which is fitted with a quality grey shaker kitchen with appliances. Doorway from the kitchen into the sitting room, with a large inglenook fireplace with a log burning stove making it a comfortable and cosy reception room. Double glass doors into a large sun room which is a particular highlight, glazed on three sides offering views of the front garden and giving access to the outside through double French doors. Also on the ground floor is a family bathroom which also has a utility area. On the first floor are three good sized bedrooms, two of the bedrooms are served by a Jack and Jill shower room. Stairs to a fully floored loft offering excellent storage. The property has full double glazing and oil fired central heating. The lovely cottage gardens at the front enhance the appeal of this property, offering a serene outdoor space to enjoy the beauty of nature. With landscaped gardens with lawns and colourful flowerbeds, it offers an ideal space for outside dining or to simply relax in the fresh air.

Single garage with lighting and power connected offering superb storage.

Do not miss the chance to make this enchanting property your new home, contact our Berwick-upon-Tweed office to arrange a viewing.



## Kitchen

9'3 x 15'9 (2.82m x 4.80m)

Stable entrance door at the rear of the cottage giving access to the kitchen, which is fitted with a superb range of grey shaker wall and floor kitchen units, which include two double glass display cabinets, under unit lighting and solid wood worktop surfaces with a tiled splashback. Integrated fridge and freezer and an electric range cooker with a cooker hood above. White ceramic one and a half bowl sink and drainer, a wine rack and tiled flooring. Double and single window to the rear and eight power points. Doorway to the sitting room.

## Sitting Room

11'7 x 16'2 (3.53m x 4.93m)

A comfortable sitting room with a large inglenook fireplace with a multi-fuel stove sitting on a slate hearth, Built-in shelving at the side of the fireplace for a television. Double window to the side with shelving below, a tiled floor and a central heating radiator. Television point and eight power points. Double glass doors to the sunroom.

## Sunroom

13' x 13' (3.96m x 3.96m)

A superb addition to the cottage which is glazed on three sides taking advantage of the views of the garden at the front of the property. The sunroom has two central heating radiators, a tiled floor and double French doors giving access to the rear garden. Eight power points.

## Internal Hall

2'8 x 5'8 (0.81m x 1.73m)

Stair to the first floor landing with a built-in understairs cupboard housing the central heating boiler. Cloaks hanging area and a central heating radiator.

## Bathroom

9'8 x 9'7 (2.95m x 2.92m)

Fitted with a quality white three-piece suite which includes a bath with a shower and screen above, a wash hand basin and a toilet. Plumbing for an automatic washing machine

and space for a tumble dryer with storage shelving above. Central heating radiator and a double and single frosted window to the rear.

## First Floor Landing

3'1 x 11'2 (0.94m x 3.40m)

Access to the loft, a central heating radiator and two power points.

## Bedroom 1

10'2 x 11'5 (3.10m x 3.48m)

A good sized double bedroom with a double window to the front and a built-in shelved recess offering excellent storage. Central heating radiator and four power points.

## Jack and Jill Shower Room

10'3 x 5'1 (3.12m x 1.55m)

Fitted with a quality white three-piece suite which includes a double shower cubicle, a toilet and a wash hand basin. Frosted window to the side, a central heating radiator and recessed ceiling spotlights.

## Bedroom 2

9'7 x 10' (2.92m x 3.05m)

A double bedroom with a window to the rear and a built-in double and single wardrobes with cupboard space above. Central heating radiator and four power points.

## Bedroom 3

9'8 x 14' (2.95m x 4.27m)

Currently being used as an office, this double bedroom has a double and single window to the rear with a sea view, a door giving access to stairs to the loft with a built-in understairs cupboard. Central heating radiator and six power points. Door to the Jack and Jill shower room.

## Floored Loft

9'7 x 11'9 (2.92m x 3.58m)

A fully boarded out loft with a window to the side and two velux windows to the rear with superb views of the sea and the surrounding countryside. Access to eves storage, lighting and power connected.



## Garden

Lovely cottage garden at the front of the property with a patio overlooking a lawn with well stocked flowerbeds and shrubberies surrounds. There is a further section of garden at the top which has a garden shed and a log store.

## Garage

23' x 11'6 (7.01m x 3.51m)

Double doors giving access to the garage which has lighting and power connected. Single door to the rear.

## General Information

Full double glazing.

Full oil fired central heating.

Tenure: Freehold.

Services: Private water supply, drainage into a septic tank and mains electric.

Council Tax Band: B

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

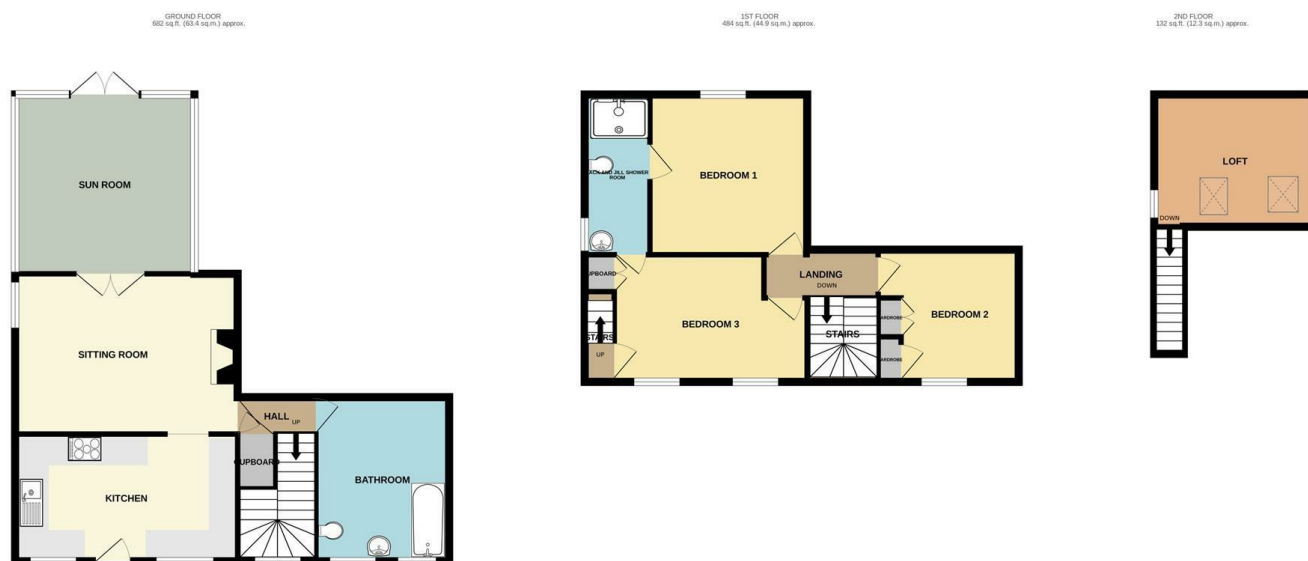
Items described in these particulars are included in the sale, all other items are specifically excluded.

All heating systems and their appliances are untested.

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