

Tanglewood

Tanglewood, 26 Moorpark

Foulden, Near Berwick-Upon-Tweed, TD15 1UH

Offers Over £270,000



Tanglewood offers a superb lifestyle property; this detached bungalow sits within its own extensive wrap around gardens in an enviable rural position not far from Berwick Upon Tweed and other neighbouring villages,



Situated amidst beautiful Berwickshire countryside, Tanglewood offers a superb lifestyle opportunity. The detached bungalow sits within its own extensive gardens which wrap round the property on all sides creating a tranquil and private space.

Having been extended previously, the property offers surprisingly spacious accommodation with a highly versatile layout and scope for a purchaser to upgrade certain aspects to their own specification.

To the rear there is a large conservatory as well as a garden room extension; both of which capitalise on the tranquility of this setting and offer a lovely connection between the indoor and outdoor spaces.

A cosy lounge featuring a log burning stove links seamlessly to the kitchen with the garden room beyond as well as a useful utility and shower room. Unusually, bedrooms one and two connect directly to the conservatory and in turn the gardens beyond, with the third bedroom overlooking the orchard. Each is served by the main family bathroom. Usefully there are also options for home working with the fourth bedroom extending off the lounge also offering opportunities as a home office.

The outdoor areas are unquestionably a key feature of this countryside home. The extensive gardens are largely laid to lawn with an orchard area, sunny dining patio and a useful selection of outhouses. For those with young family and in search of 'the good life' Tanglewood offers an enviable opportunity with plenty of space to grow and expand. For those with a love of gardening, there are lots of opportunities for further landscaping, growing produce and perhaps even to keep a few chickens.

The multi car gated driveway offers plenty of secure parking and leads to a detached timber garage.

Located just a few miles from neighbouring villages including Foulton, Ayton and Chirnside, the property enjoys easy access to local amenities. Berwick Upon Tweed is a short distance by car and provides a regular east coast rail connection for those looking to

commute.

LOCATION

Foulton is a picturesque farming village in the Berwickshire countryside, on the Scottish-English border. The surrounding Tweed Valley countryside is renowned for its outstanding natural beauty with rolling hills and plentiful farmland. The A1 trunk road is within 4 miles of the village giving quick and easy access to Edinburgh and Newcastle, while the historic market town of Berwick-upon-Tweed, less than 5 miles away, offers a wide range of shops, restaurants and local recreational and educational amenities. The main East Coast Rail line also passes through Berwick and Reston with a regular rail service travelling north and south.

DIRECTIONS

What3Words reference [///icons.conquests.idealist](https://www.what3words.com/#!/icons.conquests.idealist)

HIGHLIGHTS

- Superb home in the country
- Extensive wrap around gardens
- Garden room and conservatory extension
- Adaptable layout
- Scope for further extension and upgrading
- Upgraded air source heating
- Easy access to local amenities
- Good local transport links for commuters

ACCOMMODATION SUMMARY

Entrance Hall, Lounge, Kitchen, Garden Room, Utility Room/Shower Room, Bedroom Four/Office, Three Further Double Bedrooms, Conservatory and Bathroom. Detached Garage and Private Gated Drive.

SERVICES

Mains water and electricity. Double glazing. Air source heating. Private drainage.

ADDITIONAL INFORMATION

The sale shall include all carpets and floor coverings, light fittings, kitchen fittings and bathroom fittings.

COUNCIL TAX

Band D

ENERGY EFFICIENCY

Rating D

TENURE

Freehold

VIEWING & HOME REPORT

A virtual tour is available on Hastings Legal - YouTube. Please view this before booking a personal viewing. The Home Report can be downloaded from our website www.hastingslegal.co.uk or requested by email enq@hastingslegal.co.uk. Alternatively, or to request further information, call 01573 225999 - lines open 7 days a week including evenings, weekends and public holidays.

MARKETING POLICY

Offers over £270,000 are invited and should be submitted to the Selling Agents, Hastings Property Shop, 28 The Square, Kelso, TD5 7HH, 01573 225999, Fax 01573 229888 or email enq@hastingslegal.co.uk. The seller reserves the right to sell at any time and interested parties will be expected to provide the Selling Agents with advice on the source of funds with suitable confirmation of their ability to finance the purchase.

All measurements are approximate and are taken at the widest point. Whilst these particulars have been carefully prepared, no guarantee is given as to their accuracy and they shall not form part of any contract to follow hereon.



