



# 1 Kilham Cottages

Mindrum, Northumberland, TD12 4QS

Offers In The Region Of £285,000

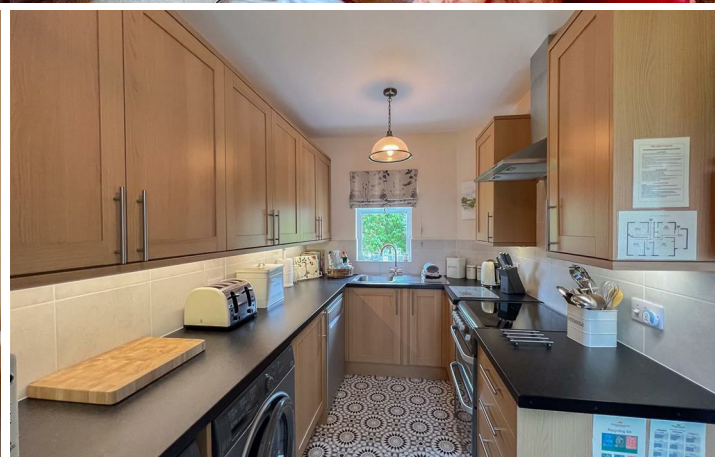
Forming part of the small hamlet of Kilham which borders the Northumberland National Park, eight miles west of Wooler, we are delighted to bring to the market this immaculate two bedroom semi-detached cottage, which has superb views of the Cheviot Hills and surrounding countryside.

The present owner has been renting the cottage for holiday lets, however, it would make a superb permanent residence. The well presented interior offers accommodation that is ready to walk into, which comprises of a good sized living room with an attractive inglenook fireplace with a log burning stove, a separate dining room with two large storage cupboards and a well appointed modern kitchen. There are two generous double bedrooms and a modern shower room. The property has oil fired central heating and secondary double glazing.

Generous garden to the front and rear of the cottage and the superb feature of a detached stone built outbuilding which was originally a Smithy. This offers huge potential to use it as a workshop, garage, office, or to convert it into further living accommodation.

The nearest town Wooler has varied shopping facilities, including supermarkets, cafés, restaurants, butchers, bakers and gift shops. There are two doctors surgeries, churches, a golf course, football, cricket and bowling clubs. Kilham is twelve miles east of Kelso and seventeen miles south west of Berwick-upon-Tweed, where there is a railway station on the east coast line.

Viewing is highly recommended.



### **Front Door Vestibule**

3'11" x 3'0" (1.19 x 0.91)

Partially glazed door giving access to the vestibule and a door to the entrance hall.

### **Entrance Hall**

Access to the loft. Central heating radiator. Cupboard housing the electric meters.

### **Living Room**

13'0" x 12'5" (3.96 x 3.78)

A generous reception room with a triple window to the rear with secondary glazing. Attractive inglenook fireplace with a log burning stove and a tiled hearth. Built-in storage cupboard to the side, a central heating radiator, six power points and a television aerial.

### **Dining Room**

10'1" x 9'7" (3.07 x 2.92)

With ample space for a table and chairs, the dining room has a built-in storage cupboard, under floor heating and a double window to the front with secondary glazing. Central heating radiator and four power points.

### **Small Utility/Drying Cupboard**

With coat hooks, drying pulley and boot rack. Window to the front.

### **Kitchen**

13'2" x 7'0" (4.01 x 2.13)

Fitted with an excellent range of modern oak effect wall and floor kitchen units, with granite effect worktop surfaces with a tiled splash back. Stainless steel sink and drainer below the window to the rear. Partially glazed entrance door to the front. Space for an electric cooker with a cooker hood above. Spaces for dish and automatic washing machines and an upright fridge freezer. Nine power points.

### **Bedroom 1**

12'8" x 10'1" (3.86 x 3.07)

A double bedroom with a double window to the front with a central heating radiator below. Five power points.

### **Bedroom 2**

12'7" x 10'5" (3.84 x 3.18)

Another double bedroom with a double window to the rear. Central heating radiator. Five power points.

### **Shower Room**

8'10" x 5'2" (2.69 x 1.57)

Fitted with a modern white three piece suite comprising of a double shower cubicle with bar mixer shower, a wash hand basin with a mirror and cup holder above and a toilet with a toilet roll holder. Frosted window to the rear and a heated towel rail.

### **Smithy**

28'0" x 17'0" (8.53 x 5.18)

A stone built detached outbuilding, which contains the original kiln. The Smithy offers potential to develop further, either to use as a workshop, office, garage or to extend the accommodation.

### **Gardens**

Parking to the front of the Smithy for at least two cars, there is also vehicular access via a five bar gate in to the rear garden. Small enclosed front garden with lawns with flowerbeds. Large enclosed garden to the rear with lawns and flowerbeds.

### **General Information**

Partial double and secondary glazing.

Drainage into a septic tank.

Private water supply.

Council tax band A.

Energy Rating D.

Tenure - Freehold.

Grant External Combi central heating boiler.

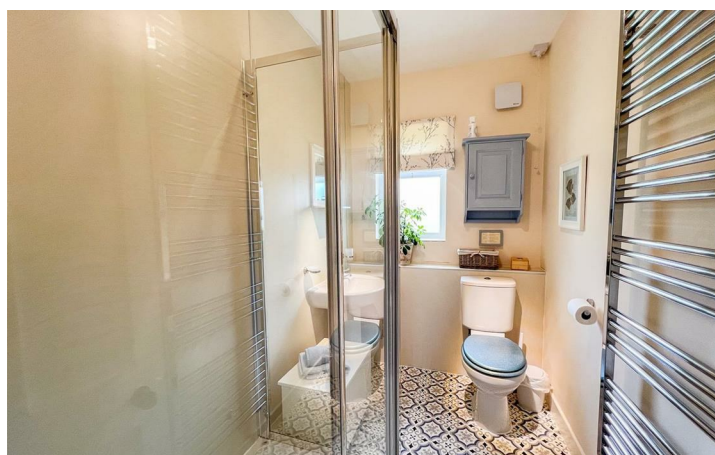
Oil tank.

Kitchen appliances are available by separate negotiation.

### **Agency Information**

OFFICE OPENING HOURS

Monday - Friday 9.00 - 16.30



Saturday - by appointment.

#### 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.

#### VIEWINGS

To take place on changeover days - Please contact the agent for viewing availability.

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







TOTAL APPROX. FLOOR AREA 802 SQ.FT. (74.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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