



Lindisfarne Cottage 93 Main Street

Lowick, Berwick-upon-Tweed, TD15 2UD

Offers Over £295,000

A fantastic opportunity to purchase this deceptively spacious three bedroom detached cottage, which is located in the heart of this highly sought after Northumberland village. The cottage is being run as a very successful holiday let which is in the top 1% of similar properties for occupancy and income. This would make a stunning investment for a buyer, which is fully furnished and set up for a holiday let business, however, it would make a lovely family home.

Lindisfarne Cottage has character and charm with many of the original features being retained, which has been extended over the years creating spacious living accommodation with quality fixtures and fittings.

The interior of the cottage comprises of a generous lounge with a beamed ceiling with an inglenook fireplace with a log burning stove, a well appointed kitchen with cream shaker units with appliances and a doorway to a dining room with French doors to the side garden. Also on the ground is a double bedroom with a luxury en-suite bathroom with a four piece suite featuring a freestanding bath and a further twin bedroom with an en-suite shower room. On the first floor is a further large double bedroom with fitted wardrobes and an en-suite bathroom. The cottage has full double glazing and electric heating.

Small garden at the front of the cottage with a drive offering 'off road' parking. Enclosed garden to the rear and side of the property which has been divided into two sections, they have been landscaped for ease of maintenance with paved sitting areas to enjoy outside living.

Lindisfarne Cottage has been well maintained throughout and offers accommodation that is ready to walk into. Viewing is highly recommended.



Lowick

Lowick has excellent facilities which include two public houses, a village shop, a first school, a church and a village hall. Lowick is located eight miles from Wooler and ten miles from Berwick-upon-Tweed where there is more varied shopping and facilities. The nearest railway station is located in Berwick-upon-Tweed.

Entrance Hall

6'1 x 3'9 (1.85m x 1.14m)

Partially glazed entrance door giving access to the hall which has a cloaks hanging area.

Lounge

14'1 x 20'6 (4.29m x 6.25m)

A spacious reception room with a double and single window to the front and a beamed ceiling. Attractive Inglenook fireplace with an oak mantelpiece and a log burning stove sitting on a slate hearth. Stairs to the first floor landing with a built-in understairs cupboard. Electric heater, four double wall lights, a television point and thirteen power points.

Kitchen

7'2 x 21' (2.18m x 6.40m)

Fitted with an excellent range of cream shaker wall and floor kitchen units with wood effect worktop surfaces with a tiled splash back. The kitchen incorporates a wine rack, under unit lighting, an integrated dish washing machine and a tumble dryer. Rangemaster electric range cooker with a cooker hood above, a one and a half bowl sink and drainer and plumbing for an automatic washing machine. Two windows to the rear and a doorway to the dining room. Fourteen power points.

Dining Room

13'6 11'1 (4.11m 3.38m)

With ample space for a table and chairs, the dining room has double French doors to the side garden and four windows making it a bright airy room. Electric heater, two wall lights with matching ceiling light. and eight power points.

Bedroom 1

10'8 x 13'5 (3.25m x 4.09m)

A generous double bedroom with double French doors to the side garden and a built-in double wardrobe leading to an airing cupboard housing the hot water tank. Pelmet lighting and ceiling lighting, an electric heater and eight power points.

En-Suite Bathroom

5'7 x 9'4 (1.70m x 2.84m)

Fitted with a quality white four piece suite which includes a freestanding bath with a shower attachment, a corner shower cubicle, a toilet with a toilet roll holder and a wash hand basin with a vanity unit below and a mirror and shaver socket above. Double frosted window to the side, a heated towel rail and recessed ceiling spotlights.

Bedroom 2

14'2 x 7'2 (4.32m x 2.18m)

A twin bedroom with a double window to the side and an electric heater. Two wall lights, a television point and four power points.

En-Suite Shower Room

7'3 x 8' (2.21m x 2.44m)

Fitted with a white three-piece suite, which includes a double shower cubicle with an electric shower, a toilet with a toilet roll holder and a wash hand basin with a vanity unit below and a shaver socket above. Frosted double window to the rear and a heated towel rail.

First Floor Landing

6'2 x 6'5 (1.88m x 1.96m)

Velux window to the front and access to eaves storage.

Bedroom 3

14'9 x 12'4 (4.50m x 3.76m)

A large double bedroom with a double window to the rear and built-in triple wardrobe offering excellent storage. Access to eaves storage, an electric panel heater, recessed ceiling spotlights, a television point and eight power points.



En-Suite Bathroom

15'1 x 6'5 (4.60m x 1.96m)

A spacious bathroom with a white four piece suite, which includes a bath with a shower attachment, a toilet with a toilet roll holder, a corner shower cubicle and a wash hand basin with a vanity unit below and a mirror above. Built-in airing cupboard housing the hot water tank and a heated towel rail. Velux window to the front and a frosted window to the rear.

Outside

Parking at the front of the cottage on a driveway offering off-road parking. There is a small garden at the front which has shrubberies and flowerbeds. Garden to the side of the cottage which has been landscaped for ease of maintenance. This comprises of two sections which are laid to paved sitting areas to enjoy the sun and an area for a hot tub.

General Information

Full double glazing.

Full electric heating.

Tenure - freehold.

All fitted floor coverings are included in the sale.

All mains services are connected except for gas.

Council tax band - TBC.

Energy rating - F.

Property is currently a holiday let.

Agency Information

OFFICE OPENING HOURS

Monday - Friday 9.00 - 17.00

Saturday 9.00 - 12.00

FIXTURES & FITTINGS

Items described in these particulars are included in sale, all other items are specifically excluded. All heating systems and their appliances are untested.

VIEWING

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





GROUND FLOOR
952 sq.ft. (88.5 sq.m.) approx.



1ST FLOOR
367 sq.ft. (34.1 sq.m.) approx.



TOTAL FLOOR AREA: 1319 sq.ft. (122.5 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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