



Fourwinds House Grindon Rigg

Berwick-Upon-Tweed, TD15 2PT

Offers Over £599,950

Nestled in the small hamlet of Grindon Rigg close to the village of Duddo and nine miles from Berwick-upon-Tweed, this attractive detached stone built house is set within one acre of stunning gardens and grounds creating total privacy for the owners. Built in 1997, Fourwinds would make a fabulous family home, with spacious living accommodation with the benefits of full double glazing, lpg and solid fuel heating and pv panels. The interior provides plenty of room for entertaining guests, or simply relaxing with family, the layout is thoughtfully designed to maximise the views over the gardens and grounds and create a warm and inviting atmosphere.

The well proportioned interior comprises of a large dual aspect lounge with a multifuel stove and a doorway to the garden room. There is a sitting room with an inglenook fireplace with a multifuel stove, a dining room and a well appointed kitchen/breakfast room with medium oak units. Also on the ground floor is a useful utility room and a cloakroom. On the first floor is a family bathroom and four double bedrooms, two with en-suite facilities, three with fitted wardrobes and the main bedroom has a dressing room.

The gardens and grounds are a major feature of the house, with ample parking on a driveway and a detached double garage. The magnificent gardens are a haven for wildlife, with informal lawns, mature trees, flowerbeds and shrubberies and secluded sitting areas to enjoy the outside life.

This property must be viewed to be fully appreciated.



Entrance Hall

22'8 x 14' (6.91m x 4.27m)

Entrance door giving access to the hall which has stairs to the first floor landing with a built-in understairs storage cupboard. Central heating radiator and four power points.

Cloakroom

7'7 x 4'6 (2.31m x 1.37m)

Fitted with a toilet and a wash hand basin. Recessed ceiling spotlights and a central heating radiator.

Lounge

13'7 x 21' (4.14m x 6.40m)

A spacious reception room with a window to the rear and a double window to the side. Multifuel stove sitting on a slate hearth. Two central heating radiators, four double wall lights with a matching ceiling light and a picture light. Television point and a doorway to the garden room.

Garden Room

13'5 x 16'6 (4.09m x 5.03m)

With windows on all sides overlooking the rear garden which include two double windows at the rear and a double window to the side. Double French doors giving access to a decked sitting area in the rear garden. Two central heating radiators and four power points.

Sitting Room

18'3 x 14'9 (5.56m x 4.50m)

Currently being used as a dining room, however, it was originally designed as a sitting room with a window to the side and double French doors giving access to the rear garden. Attractive brick built inglenook fireplace with a multifuel stove and a log store either side. Coving on the ceiling, two double wall lights with a matching ceiling light, a central heating radiator, a television point and eight power points.

Dining Room

14'3 x 11'3 (4.34m x 3.43m)

A good sized room which is currently being used as a

games room, with a double window to the rear with a central heating radiator below. Three double wall lights with a matching ceiling light and four power points.

Study

11'7 x 10'1 (3.53m x 3.07m)

A good sized room with a window to the rear and side, a central heating radiator, recessed ceiling spotlights and four power points.

Kitchen/Breakfast Room

17'3 x 15'2 (5.26m x 4.62m)

Fitted with an excellent range of medium oak wall and floor kitchen units with marble effect worktop surfaces with a tiled splashback. The kitchen incorporates a wine rack, two glass display cabinets and a one a half bowl sink and drainer below the window to the side and there is a double window to the front. Rangemaster gas cooker range with a cooker hood above. Plumbing for a dish washing machine, recessed ceiling spotlights, a central heating radiator and ten power points.

Utility Room

8'4 x 8' (2.54m x 2.44m)

Partially glazed entrance door to the side of the property and a window to the front, the utility room has base storage units and a stainless steel sink drainer, plumbing for an automatic washing machine and a wall mounted central heating boiler. Recessed ceiling spotlights, and four power points.

First Floor Landing

3'6 x 23'7 (1.07m x 7.19m)

Giving access to all the bedrooms on the first floor level the landing has access to the loft and a built-in linen cupboard and airing cupboard housing the hot water tank. Central heating radiator and two power points.

Bedroom 1

17'6 x 17'9 (5.33m x 5.41m)

A generous double bedroom with a double window to the



side and a window to the rear, two central heating radiators and two built-in double wardrobes offering excellent storage. Two double wall lights over the position and four power points.

Dressing Area

8'6 x 6'6 (2.59m x 1.98m)

Frosted window at the front, a central heating radiator and four power points. Recessed ceiling spotlights.

En-Suite Bathroom

11'2 x 8' (3.40m x 2.44m)

The bathroom is fitted with a four piece suite which includes a corner shower cubicle, a bath, a toilet and a wash hand basin with a shaver light and socket above. Wall mounted fan heater, a central heating radiator and a frosted window to the side. Heated towel rail.

Bedroom 4

14'11 x 14'7 (4.55m x 4.45m)

A generous double bedroom with a double window to the rear with a central heating radiator below. Double wall light over the bed position and four power points.

Family Bathroom

11'1 x 8'5 (3.38m x 2.57m)

Fitted with a three-piece suite which includes a wash hand basin, a bath and a toilet. Velux window at the rear and a central heating radiator.

Bedroom 3

15'3 x 13'6 (4.65m x 4.11m)

Another double bedroom with a double window to the rear with a central heating radiator below. Three built-in double wardrobes offering excellent storage and six power points.

Bedroom 2

15'1 x 9'5 (4.60m x 2.87m)

A good sized double bedroom with a window to the front and side and two double wall lights over the bed position. Built-in shelved storage cupboard, a central heating radiator and four power points.

En-Suite Shower Room

8'9 x 5'7 (2.67m x 1.70m)

Fitted with a white three piece suite which includes a shower cubicle with an electric shower, a wash hand basin and a toilet. Frosted window at the front a central heating radiator and a shaver socket.

Double Garage

A large double garage with two up and over doors at the front, the garage has lighting and power connected and a water tap.

Gardens

The property is approached on a private driveway onto a large parking area in front of the double garage. Stunning gardens surrounding the house on all sides which extend to approximately one acre. They are laid to informal lawns with mature trees and shrubberies and flower gardens throughout. There are raised vegetable beds, a greenhouse and secluded sitting areas throughout, which include a decked sitting area. The garden is a haven for wildlife.

General Information

Full double glazing.

Full LPG and solid fuel heating.

The house has PV panels.

All fitted floor coverings are included in the sale.

Tenure-Freehold.

Council tax band F.

Services- Mains electric, private water supply, drainage into a septic tank.

EPC: D (59)

Agency Notes

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







GROUND FLOOR
1562 sq.ft. (145.1 sq.m.) approx.



1ST FLOOR
1216 sq.ft. (113.0 sq.m.) approx.



TOTAL FLOOR AREA : 2778 sq.ft. (258.1 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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