



Clovelly Wooler Road

Cornhill-on-Tweed, Northumberland, TD12 4SD

Offers In The Region Of £300,000

Located on the edge of the charming village of Cornhill-on-Tweed, this spacious two bedroom detached bungalow has superb open southerly views at the front of the surrounding countryside. The bungalow is set within large gardens and grounds which include an original paddock, which has in the past had planning permission for to build residential houses. The garden and the ground to the rear could be reverted back into a paddock for grazing.

Clovelly is in need of some modernisation, however, it offers huge potential to create a lovely home. The interior comprises of a spacious living room with a fireplace and a bay window taking advantage of the views and the gardens. French doors into the sunroom which is glazed on two sides, which provides ample space for relaxation and entertaining. Good sized kitchen with cream shaker units and a pantry, there is a shower room and two generous double bedrooms, one with fitted wardrobes. The property has full double glazing and oil central heating.

Cornhill-on-Tweed is known for its scenic beauty and friendly community which borders onto the River Tweed making it very popular for fishing. Easy reach of other other towns in north Northumberland and the Scottish Borders. This bungalow presents an excellent opportunity for those seeking to stamp their own taste on a property, with the potential to create a paddock, or carry out residential development.

Must be viewed to fully appreciate the potential it has to offer, contact our Wooler office to arrange a viewing.



Vestibule

Partially glazed door giving access to the vestibule which has a tiled floor and a fifteen pane door to the entrance hall.

Entrance Hall

The entrance hall has a central heating radiator, access to the loft and a cloaks hanging area.

Living Room

14'8 x 18'9 (4.47m x 5.72m)

A spacious reception room with a south facing bay window at the front with open views of the surrounding countryside. Stone built open coal fireplace, two central heating radiators, seven power points and a television aerial. Double French doors to the sunroom.

Sunroom

15'7 x 9'4 (4.75m x 2.84m)

A good sized sunroom which has windows on three sides overlooking the gardens and surrounding area. Central heating radiator, two wall lights and five power points.

Kitchen

10'6 x 18'9 (3.20m x 5.72m)

Fitted with a range of cream shaker wall and floor units which incorporates a triple glass display cabinet, a stainless steel sink and drainer below the triple window to the rear. Plumbing for an automatic washing machine and integrated dish washing machine. Space for an electric cooker with a cooker hood above. Walk-in shelved pantry with a window to the side and a useful storage cupboard. Built-in airing cupboard housing the hot water tank, a central heating radiator and four power points.

Rear Hall

3'5 x 6'8 (1.04m x 2.03m)

Built-in double storage cupboard housing the central heating boiler, partially glazed entrance door to the side.

Shower Room

5'6 x 7'9 (1.68m x 2.36m)

Fitted with a three piece suite which includes a built-in double shower cubicle with an electric shower, a wash hand basin below the frosted double window to the rear and a toilet. Central heating radiator.

Bedroom 1

12'4 x 16'9 (3.76m x 5.11m)

A large double bedroom with a south facing picture window at the front with open countryside views. Tiled fireplace, a central heating radiator and four power points.

Bedroom 2

10' x 12'8 (3.05m x 3.86m)

A double bedroom with two built-in double wardrobes, an fully tiled fireplace and a triple window to the rear. Central heating radiator and three power points.

Garage

21'8 x 16'4 (6.60m x 4.98m)

A large garage with an electric roller door to the front giving access to the garage, which has lighting and power connected, a double window and an entrance door to the rear.

Garden

Driveway offering 'off road' parking for a number of vehicles and giving access to the garage. Large lawn garden at the front. Large garden and an original paddock, which would make ideal grazing for a horse or sheep. The paddock had previously had planning permission for housing.

General Information

Full double glazing.

Full oil fired central heating.

All mains services are connected

Tenure-Freehold

Council tax band - D

EPC - TBC

what3words: spoke.chemistry.weeknight

Agency Information



OFFICE OPENING HOURS

Monday - Friday 9.00 - 17.00

Saturday By Appointment only.

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.





GROUND FLOOR
1390 sq.ft. (129.1 sq.m.) approx.



TOTAL FLOOR AREA: 1390 sq.ft. (129.1 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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