Fairholm

East Ord, Berwick-upon-Tweed, TD15 2NS

Offers Over £295,000

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A rare opportunity to acquire a substantial detached stone built house, situated in the heart of East Ord village, held by the same family for 75 years, occupying a generous mature plot with attractive open views over the village green at the front and open countryside at the rear.

Whilst requiring a programme of updating and modernisation, the property benefits from gas central heating, double glazing and spacious accommodation extending to four double bedrooms. Recent refurbishment works completed by the owners include new flat roof coverings over the family bathroom extension.

The ground floor comprises a generous lounge featuring a bay window and a marble fireplace, a separate dining room with ample space for entertaining and a doorway leading into a bright sunroom overlooking the front and side gardens. The kitchen is fitted with a good range of wall and base units and provides access to a useful utility room. There are also two double bedrooms on this level, including the main bedroom with en-suite shower room, along with a family bathroom.
There are two further double bedrooms on the first floor level, both enjoying pleasant open views across the surrounding areas.

Externally, the property benefits from a driveway providing ample off-street parking, along with mature gardens on three sides. These include lawns, well stocked flowerbeds, shrubberies and a large decked seating area at the rear, ideal for enjoying the countryside views. Additional features include several garden sheds and a summerhouse.

East Ord is a picturesque and friendly village, offering a peaceful lifestyle while remaining conveniently close to the amenities of Berwick-upon-Tweed and the stunning Northumberland coastline.

Early viewing is highly recommended. Please contact our Berwick-upon-Tweed office to arrange an appointment.

Vestibule
6'9 x 3'9 (2.06m x 1.14m)
Partially glazed entrance door giving access to the vestibule which has fitted shelving and a glazed door into the entrance hall.

Entrance Hall
The entrance hall has a built-in airing cupboard housing the central heating boiler and stairs leading to the first floor landing. Cloaks hanging area, a central heating radiator and three power points.

Lounge
19'2 x 13'8 (5.84m x 4.17m)
A spacious and bright reception room with a bay window at the front with views over the village green. The lounge has a marble fireplace with a coal effect electric fire and a built-in cupboard at the side of the fireplace suitable for a television. Two central heating radiators and seven power points.

Dining Room
9'7 x 12'5 (2.92m x 3.78m)
Ample space for a table and chairs the dining room has a window at the front with views over the village green. A focal point of the room is the feature oak fireplace with a marble inset and hearth. Central heating radiator, two double wall light points and eight power points. A doorway leads through to the sunroom.

Sunroom
8'2 x 6'2 (2.49m x 1.88m)
An excellent addition to the property, the sunroom has windows both the front and side, taking full advantage of views over the gardens. The room includes a central heating radiator, double wall light points, a television point, and one power point.

Kitchen
6'8 x 12'8 (2.03m x 3.86m)
Fitted with a range of wall and floor kitchen units, providing ample worktop surfaces with a tiled splashback. One and a half bowl stainless steel sink and drainer, a Belling range gas cooker with an extractor hood above. The dish washing machine is included in the sale, a central heating radiator and nine power points.

Utility Room
5'2 x 7'7 (1.57m x 2.31m)
The utility room features built-in storage shelving on two walls and it has plumbing for an automatic washing machine. There is a fridge freezer, a glazed entrance door at the side of the property and two power points.

Bathroom
13'5 x 6'4 (4.09m x 1.93m)
The bathroom is fitted with a five-piece suite comprising a panelled bath with a shower attachment, a bidet, a low-level toilet and a wash hand basin with a mirror above. There is also a separate built-in shower cubicle with an electric shower. Two frosted windows at the side and a central heating radiator.

Bedroom 1
12'4 x 10' (3.76m x 3.05m)
A generous double bedroom with a window at the rear with a central heating radiator below. Built-in double wardrobe with additional cupboard space above, two wall lights over the bed position and five power points.

En-Suite Shower Room
7'9 x 3'9 (2.36m x 1.14m)
Fitted with a three-piece suite comprising a corner shower cubicle with an electric shower, a wash hand basin with a shelf and shaver socket above and a low-level toilet. Frosted window at the rear.

Bedroom 2
12'2 x 10' (3.71m x 3.05m)
Another double bedroom with a rear facing window with a central heating radiator below. Two built-in double wardrobes with cupboard space above, a wall light over the bed area and a wash hand basin with storage above. Central heating radiator and three power points.

First Floor Landing

10' x 5'7 (3.05m x 1.70m)

With a built-in double airing cupboard housing the hot water tank and a separate built-in storage cupboard. There is access to a partially floored loft and a skylight at the side providing natural light.

Bedroom 3

11'8 x 15'8 (3.56m x 4.78m)

A double bedroom featuring a bay window and a single at the front with open views over the village green. Wash hand basin with a vanity unit below, a built-in double wardrobe and storage cupboards on two walls incorporating drawer space. Two power points.

Bedroom 4

8'9 x 14'8 (2.67m x 4.47m)

A double bedroom with a front facing bay window offering views over the village green. The room benefits from built-in drawers on two walls providing ample storage. Wall light positioned over the bed area and a wash hand basin with a vanity unit below. Central heating radiator and two power points.

Garden

Block paved driveway offering ample parking. Mature gardens surrounding the property on three sides, which includes lawns, flowerbeds and shrubberies and a large decked sitting area in the rear garden with countryside views. There is a summerhouse and a range of timber outbuildings in the rear garden. In the garage is a fridge, freezer and tumble dryer.

General Information

Full double glazing.
Full gas central heating.
All mains services are connected.
Council tax band- D.
Tenure-Freehold.
All fitted floor coverings are included in the sale.
All white goods are included in the sale.
Furniture can be bought by separate negotiation.
EPC: E (47)

Agency Details

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
1074 sq.ft. (99.8 sq.m.) approx.

1ST FLOOR
424 sq.ft. (39.4 sq.m.) approx.

TOTAL FLOOR AREA : 1498 sq.ft. (139.2 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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