



Saddler Cottage, Tillmouth Park

Offers Over £295,000

PATON & CO
ESTATE AGENTS





Saddler Cottage

Tillmouth Park, Cornhill-On-Tweed

Saddler Cottage is a charming two-bedroom cottage, one of just four exclusive cottages within the grounds of Tillmouth Park. It features a private garden and dedicated parking for added convenience.

- Stone-Built Cottage
- 2 Bedrooms
- Private Garden
- Private Parking
- Scenic Rural Location



PROPERTY DETAILS

Tucked away within the tranquil and highly sought-after setting of Tillmouth Park, Saddler Cottage is a charming terraced cottage offering a wonderful blend of comfort, practicality, and countryside appeal. Surrounded by beautifully maintained grounds and open countryside, the property presents an ideal opportunity as a permanent home, holiday retreat, or investment.

The accommodation is well-proportioned and thoughtfully arranged, with the entrance welcoming you directly into a bright and sociable open-plan sitting, dining, and kitchen area, perfect for both everyday living and entertaining. The space enjoys a light and airy feel, with a wood-burning stove forming a cosy focal point at the heart of the home.

There are two double bedrooms, including a principal bedroom benefitting from an en suite, while the second double bedroom is served by a well-appointed family bathroom, offering flexibility for guests or family use. Both bedrooms benefit from built in storage.

Externally, Saddler Cottage enjoys a private and secure garden, designed to make the most of its sunny aspect. The patio area provides an excellent space for outdoor dining and relaxation, creating a true sun trap during the warmer months. A garden shed offers useful storage along with wood store. There is an additional area of lawn to the rear of the property further enhances the outdoor space.

Saddler Cottage represents a rare opportunity to acquire a delightful home within this peaceful rural setting, combining charm, low-maintenance living, and easy access to the surrounding countryside and nearby amenities.







ACCOMODATION COMPRISES:

Ground Floor

Open Plan Dining/Kitchen/Sitting Room, Master Bedroom (En Suite), Double Bedroom, Family Bathroom, Rear Hallway.

Outside

Secure Mature Garden, Private Parking, Garden Shed, Wood Store

DISTANCES:

Cornhill On Tweed 2.5 miles, Coldstream 4.5 miles, Duns 14 miles, Wooler 13 miles, Kelso, 14 miles, Berwick upon Tweed Train Station 10 miles, Edinburgh 52 miles, Newcastle Upon Tyne 60 miles.

SERVICES:

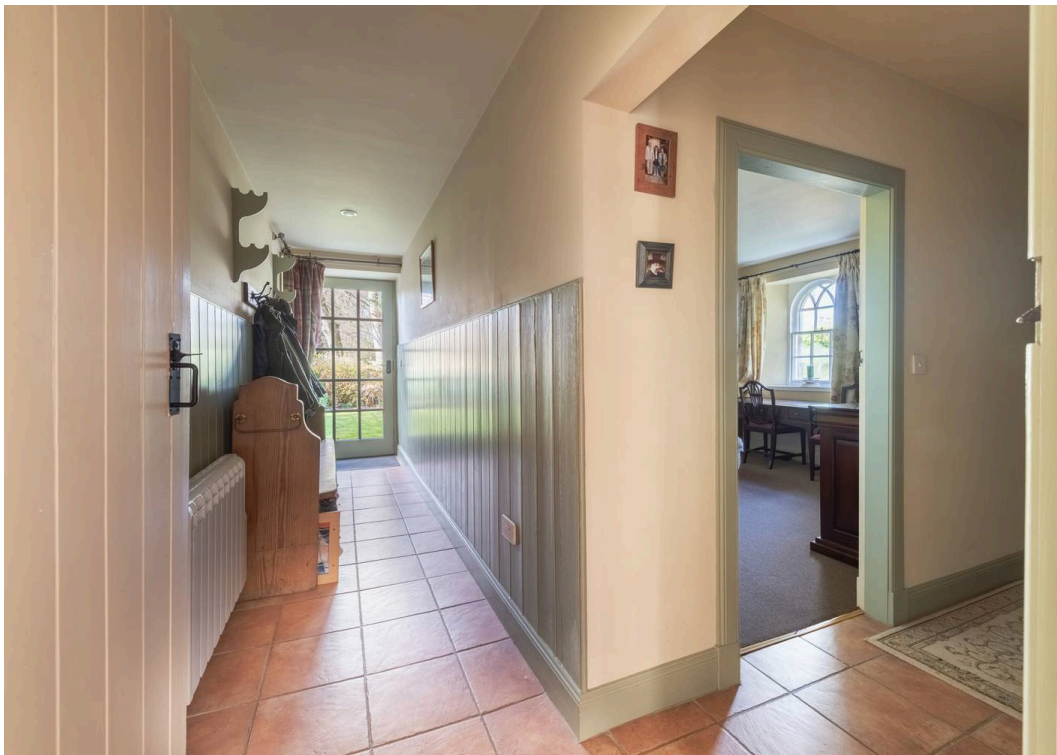
- Mains electricity, and water.
- Electric Heating
- Electric Underfloor Heating in Bathrooms
- Private Drainage- Shared septic tank
- Fibre Broadband services are available
- Please Note there is an available LPG gas tank with a connection running up to Saddler Cottage, with the option to be connected.

FIXTURES & FITTINGS:

All fitted carpets, curtain poles, light fittings and integrated appliances form part of the sale.

LISTING AND CONSERVATION:

Saddler Cottage is not listed however sits in curtilage of listed buildings (Tillmouth Park House). Saddler Cottage is situated in conservation area.









AREA INSIGHTS

Saddler Cottage sits in the grounds of Tillmouth Park, once a hotel and now private residence. Tillmouth Park is 15 acres of wooded grounds sitting high on the banks of the River Till and is located between the Scottish town of Coldstream and walled town of Berwick upon Tweed in England.

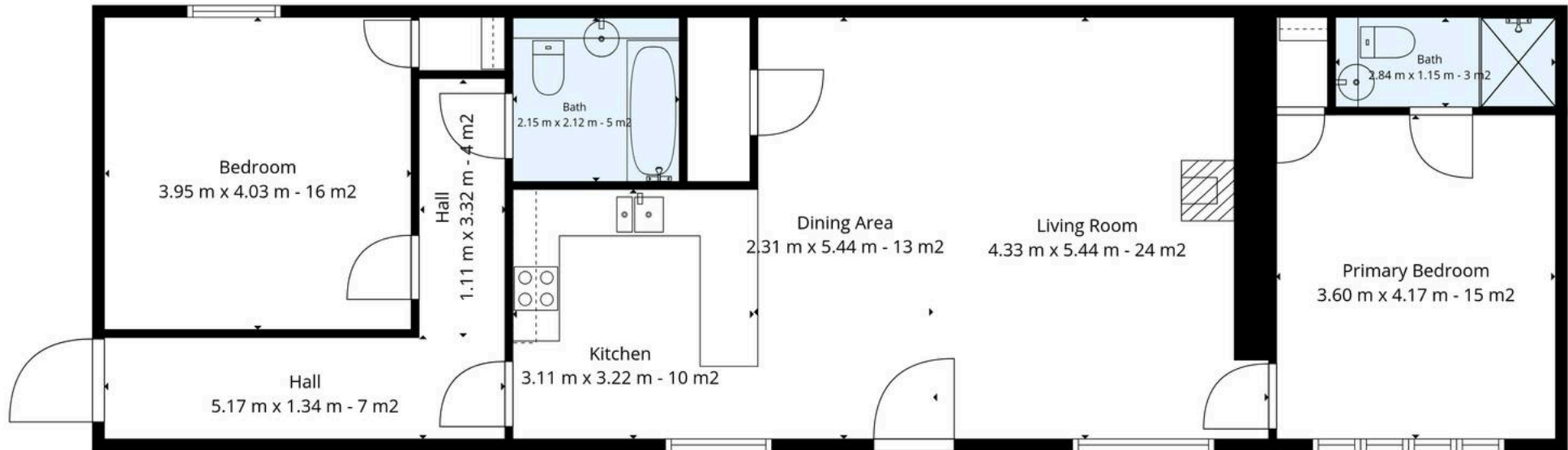
Cornhill-on-Tweed, just 2.5 miles from Saddler Cottage, is a picturesque village along the scenic River Tweed, marking the boundary between England and Scotland.

With traditional stone cottages and a quaint village church, the village boasts a rich heritage and stunning views of lush farmland and wooded areas. It's a haven for walking, fishing, and enjoying the countryside, complemented by key amenities such as The Collingwood Arms Hotel, Cornhill Village Shop & Post Office, and an active village hall.

Additional services can be found in Coldstream and Berwick-upon-Tweed. Berwick-upon-Tweed, around 10 miles away, is a historic market town with stunning architecture, five national supermarkets, local shops, and schooling for all ages, including Longridge Towers private school. Its amenities include leisure and sports clubs, cafes, restaurants, and The Maltings theatre and cinema.

Berwick's mainline railway station connects to Edinburgh, Newcastle, and London, with Edinburgh and Newcastle reachable in under an hour and London in approximately 3 hours 45 minutes. The nearby A1 trunk road also provides easy access north and south.

The local area features popular attractions such as Northumberland and Berwickshire's rugged coastline, Berwick's historic walls and pier, Lindisfarne National Nature Reserve, Bamburgh Castle, and the Border towns of Coldstream, Kelso, and Melrose.



Total: 102 m²
 1st Floor: 102 m²
 Excluded Areas: Walls: 7 m²







Compliance

All successful bidders will be subject to third party proof of funding and AML (Anti Money Laundering) checks. These checks will consist of proof of address, proof of ID and proof of how the purchase is being funded. Please note there will be a charge of £25 + VAT £30 total per individual. To find out how we process Personal Data, please refer to our privacy policy: <https://www.patonandco.com/privacy-policy/>

Misrepresentations

1. The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor Paton & Co, the selling agent, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent. 2. The Purchaser(s) shall be deemed to acknowledge that he/she has not entered into contract in reliance on the said statements, that he/she has satisfied himself as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property. 3. Any error, omission, or misstatement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.

Important Notice

Paton & Co, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either in writing or by word of mouth. Any information given is entirely without responsibility on the part of the agents or the sellers. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and it should not be assumed that the property remains as photographed. Any error, omission or misstatement shall not annul the sale, or entitle any party to compensation or recourse to action at law. It should not be assumed that the property has all necessary planning, building regulation or other consents, including for its current use. Paton & Co have not tested any services, equipment, or facilities. Purchasers must satisfy themselves by inspection or otherwise and ought to seek their own professional advice. 3. All descriptions or references to condition are given in good faith only. Whilst every endeavour is made to ensure accuracy, please check with us on any points of especial importance to you, especially if intending to travel some distance. No responsibility can be accepted for expenses incurred in inspecting properties which have been sold or withdrawn. 4. The property is sold subject to and with the benefit of all servitude rights, burdens, reservations, and wayleaves including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes whether contained in the title deeds or informally constituted and whether or not referred to above. 5. These particulars and plan are believed to be correct, but they are in no way guaranteed. Any error, omission or misstatement shall not annul the sale or entitle any party to compensation nor in any circumstances give grounds for action at law. 6. Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. 7. Paton & Co Estate Agents LLP does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let, or withdrawn.



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