



Springwood, Cornhill-On-Tweed - TD12 4UF

Guide Price £165,000

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Springwood

Cornhill-On-Tweed, Cornhill-On-Tweed

A well-proportioned semi-detached bungalow with a conservatory, offering excellent potential as an exciting and rewarding project.

- Single-level living
- Useful conservatory space
- Opportunity for upgrading
- Attractive open views
- Peaceful village location

Accommodation Comprises

Ground Floor – Entrance Hallway, Sitting Room, Dining Room, Kitchen, Conservatory, Utility Room, Principal Bedroom, Double Bedroom, Family Bathroom

Garden & Grounds – Lawn, Patio, Flower Beds, Garden Shed, Driveway with Parking for Multiple Vehicles



Property Description

Springwood is a well-proportioned bungalow set within the peaceful village of Cornhill on Tweed, offering an exciting opportunity for those seeking a rewarding project. With a practical single-level layout extending to approximately 977 sq ft (91 sq m), this home provides an excellent foundation for creating a comfortable living space in a desirable rural setting.

A central hallway provides access to all principal rooms. The generous living room sits at the heart of the home, offering a welcoming space with pleasant garden outlooks. From here, the layout flows naturally into the dining room and adjoining kitchen. The kitchen enjoys lovely open views across the fields to the rear, which is further complemented by a separate utility area and direct access to the conservatory.

The bungalow offers two well-sized bedrooms, including a spacious primary bedroom and a further comfortable double bedroom. A family bathroom is conveniently positioned off the hall. The existing layout and room proportions provide an excellent foundation for improvement, with plenty of scope to enhance and refresh the interior to suit individual taste and requirements.

Externally, the property enjoys a private rear patio and garden area, along with a useful garden shed, enjoying an open outlook across surrounding countryside. The setting offers a peaceful outdoor space with plenty of potential for landscaping or enhancement. To the front, the property sits behind a generous garden area with a driveway providing off-street parking.

Springwood represents a rare opportunity to acquire a bungalow with genuine potential in the heart of Cornhill on Tweed—ideal for those looking to renovate or those looking for a project in a charming village location.





General Remarks

What3words: ///soup.nest.likely

Tenure

Freehold

Council Tax

Band B

Energy Efficiency Rating

EPC Rating E

Local Authority

Northumberland County Council

Services

Oil Central Heating

Mains Water & Sewerage

FFTC (Full Fibre To Cabinet)

Electric Fire in Sitting Room

Fixtures and Fittings

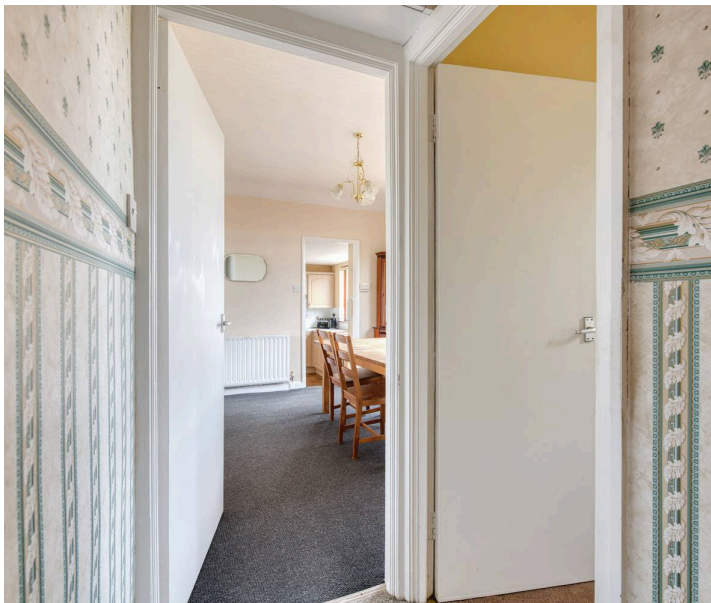
All fitted carpets, curtain poles, blinds, light fittings and integrated appliances form part of the sale.

Listing and Conservation

Springwood is not listed, nor does it sit within a conservation area.

Distances

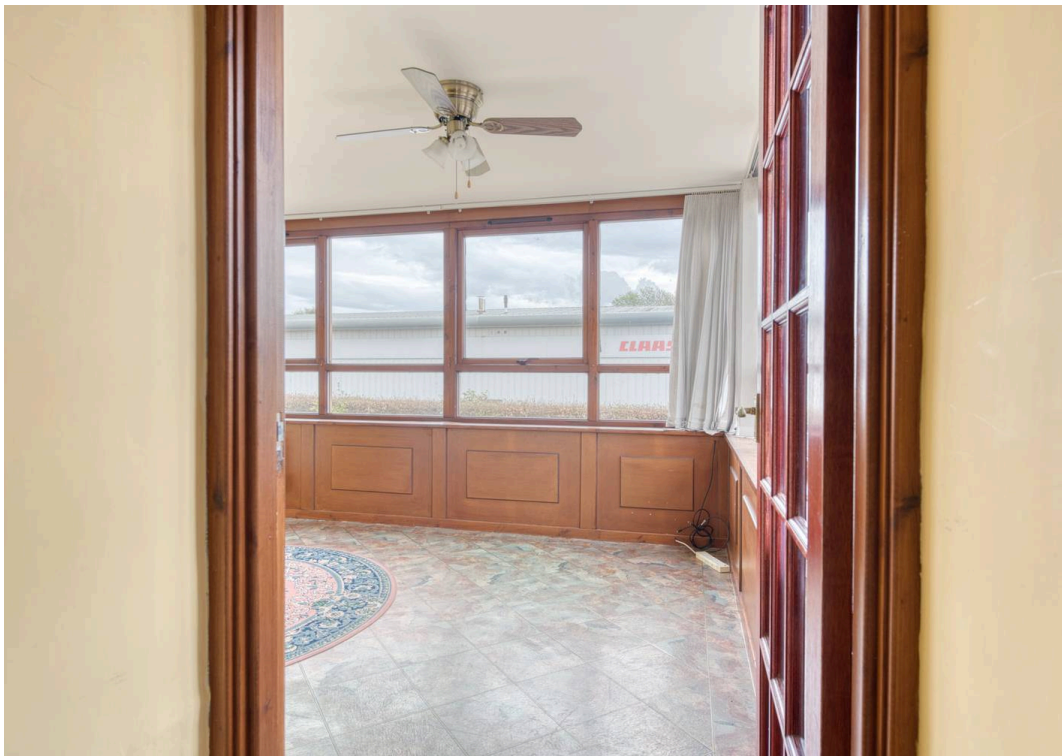
Coldstream 1.5 miles, Wark 4 miles, Norham, 6 miles, Kelso 9 miles, Berwick Upon Tweed 14 miles, Jedburgh 20 miles, Melrose 24 miles, Edinburgh 55 miles, Newcastle Upon Tyne 60 miles (All distances are approximate).













Area Insights

Cornhill-on-Tweed is a desirable and well-connected village nestled close to the River Tweed, surrounded by picturesque countryside. The village offers a strong community feel and excellent local amenities, including a popular village shop, the highly regarded Collingwood Arms Hotel with bar and restaurant, and the Cornhill Community Centre, located just behind Tweed View, which hosts regular activities such as Pilates, art classes, and social events.

Nearby Coldstream, just over the Scottish border, provides a wider range of everyday amenities including a Co-op supermarket, excellent butcher, medical centre, takeaways, and a children's playpark. The town has a welcoming atmosphere and is steeped in history as the home of the Coldstream Guards. There are lovely riverside walks and the scenic Hirsell Estate, as well as attractions like the Coldstream Museum and the popular Civic Week held each August.

The historic market town of Kelso lies around 9 miles away, offering supermarkets, independent shops, pubs, restaurants, and a leisure centre with a swimming pool and gym. Kelso is also home to Kelso Abbey, Floors Castle, and the renowned Kelso Races, along with two excellent golf courses including the championship course at the Schloss Roxburghe.

The surrounding area is rich in outdoor and cultural attractions, from Paxton House and The Hirsell to the dramatic coastline around St Abbs and Coldingham, with the Cheviot Hills and Northumberland National Park just a short drive away.

Despite its peaceful setting, Cornhill-on-Tweed is well connected via the A697 to Edinburgh and Newcastle. Berwick-upon-Tweed is only 20 minutes away, offering a mainline train station with regular services to London, Edinburgh, and beyond, making this an ideal rural retreat with excellent accessibility.



Useful Links

Cornhill Village Shop -
<https://www.facebook.com/CornhillVillageShop/>

Cornhill On Tweed Centre -
<https://www.cornhillontweedcentre.org.uk>

Coldstream Butcher -
<https://www.gjsandersonbutchers.co.uk>

Coldstream Medical Centre -
<https://www.coldstreamhc.co.uk>

Coldstream Bakers -
<http://www.trottersfamilybakers.co.uk/index.php?page=coldstream-shop>

Coldstream Primary School -
https://www.scotborders.gov.uk/directory_record/20101/coldstream

Coldstream Angling Association -
<https://www.facebook.com/pages/category/Community-Organization/Coldstream-and-District-Angling-Association-103471264606200/>

Kelso Fitness Centre - <http://www.abbeyfitness.co.uk>

Kelso High School - <https://www.kelsohighschool.org.uk>

Longridge Towers - <https://lts.org.uk>

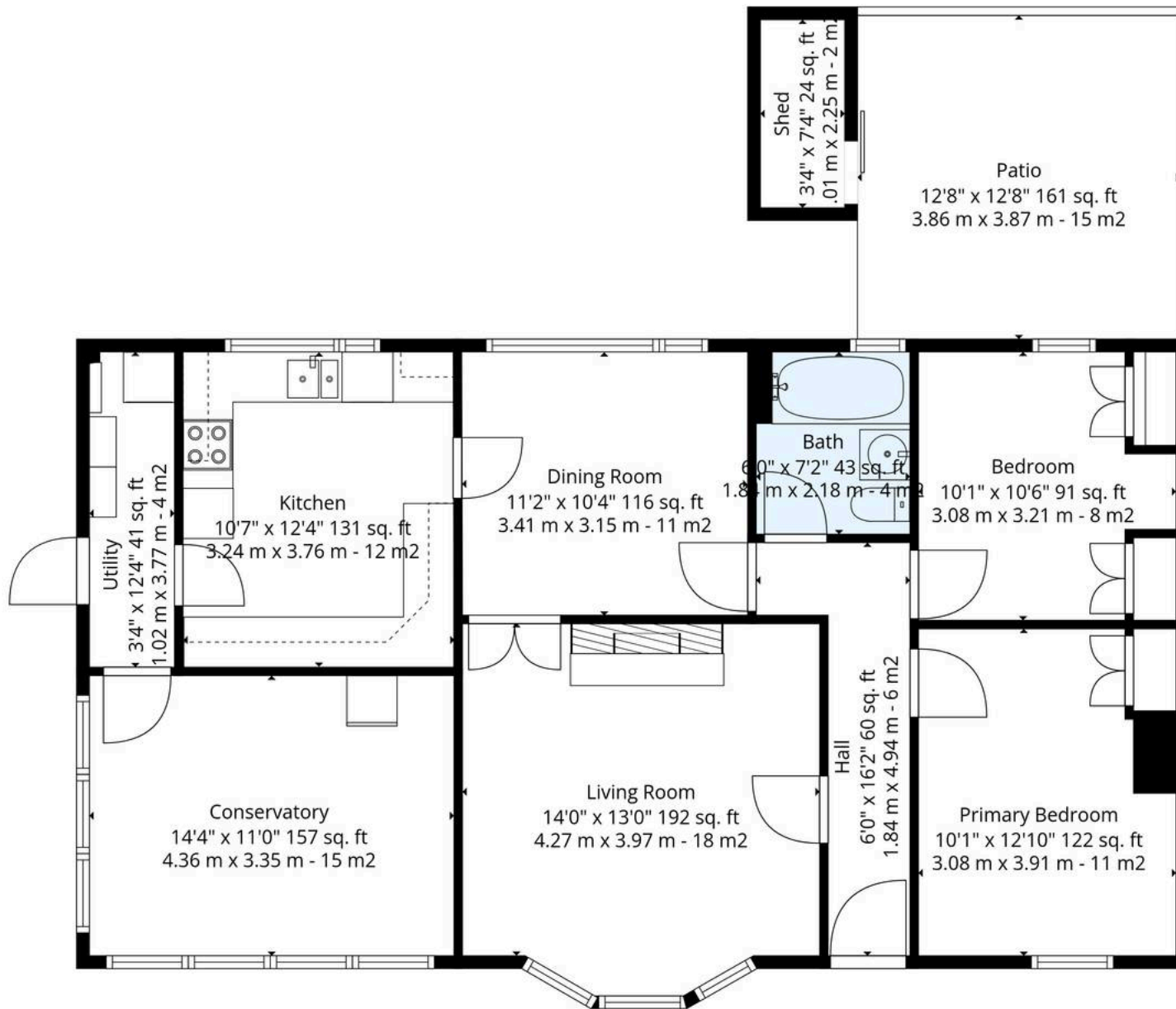
Kelso Rugby Club - <https://www.kelsorfc.co.uk>

Kelso Races - <https://www.kelso-races.co.uk>

Schloss Hotel and Golf - <https://schlosshotel-roxburghe.com/en/home>

Paxton House - <https://paxtonhouse.co.uk/>

The Hirsell -
<https://thehirsellcraftscentre.com.wordpress.com/>



Total: 977 sq. Ft, 91 m²
 Ground Floor: 977 sq. Ft, 91 m²
 Excluded Areas: Utility: 41 sq. Ft, 4 M², Shed: 24 sq. Ft, 2 M², Patio: 161 sq. Ft, 15 M²,
 Walls: 80 sq. Ft, 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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