Hilltop Cottage Blue Row

Wark, Cornhill-on-Tweed, TD12 4RH

Offers In The Region Of £225,000

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Welcome to this charming end terraced cottage which is located in the picturesque village of Wark, some three miles from Cornhill-On-Tweed and eight miles from Kelso. This delightful cottage is set in an elevated position with fine open views of the surrounding countryside. The cottage has retained its character and charm which is a perfect size for a small family, a cozy retreat in the countryside, or as a holiday let which the current owners are running.

Hilltop cottage is entered through a large sun room which takes advantage of the open countryside views and the generous gardens, from the sunroom you enter into an open plan living room/kitchen which has an attractive inglenook fireplace with a multifuel stove, a beamed ceiling and a well appointed kitchen with oak units with appliances, also on the ground floor is a bathroom. On the first floor are two generous double bedrooms, both with fine open views and the main bedroom has an attractive cast iron fireplace. The cottage has full oil fired central heating and partial double glazing.

Parking on a driveway at the side of the cottage offering 'off road' parking for one car. Large terraced lawn gardens with well established flowerbeds and shrubberies.

Viewing is highly recommended.

Sunroom
6'4 x 16'7 (1.93m x 5.05m)
Glazed entrance door to the side giving access to sunroom, which has windows to the front and side and two skylights taking advantage of the views over the garden and the surrounding countryside. Central heating radiator and a cloaks hanging area.

Open plan Living Room /Kitchen

Living Room
16' x 12'8 (4.88m x 3.86m)
A good sized reception room with a beamed ceiling and two windows to the side. Inglenook fireplace with a timber surround, tiled hearth and a multifuel stove. Two central heating radiators, a built-in shelved recess and a door to the bathroom. Stairs to the first floor landing, eight power points and a television point.

Kitchen
11'8 x 5'5 (3.56m x 1.65m)
Fitted with a range of medium oak wall and floor kitchen units with under unit lighting and granite effect worktop surface with a tiled splash back. Stainless steel sink and drainer and a freestanding electric cooker with a cooker hood above. Window to the front. plumbing for an automatic washing machine, space for a fridge freezer and seven power points.

Bathroom
6' x 8'8 (1.83m x 2.64m)
Fitted with a white three piece suite which includes a bath with a shower attachment and curtain, a toilet and a wash hand basin with a shaver light and socket above. Two frosted windows to the rear, a built-in understairs cupboard and a central heating radiator.

First Floor Landing
4'3 x 2'6 (1.30m x 0.76m)
With a built-in shelved bookcase.

Bedroom 1
18'3 x 8x10 (5.56m x 2.44mx3.05m)
A large dual aspect double bedroom with a window to the front and rear with fine open countryside views. Built-in storage cupboard housing the hot water tank and an attractive original cast iron fireplace. Central heating radiator and four power points.

Bedroom 2
16'8 x 8'9 (5.08m x 2.67m)
A good sized dual aspect bedroom with a window to the front and rear with a wash hand basin below. Central heating radiator, access to the loft and a built-in storage cupboard.

Outside
Parking at the side of the property offering 'off-road' parking for one car. Large terraced garden at the rear with lawns and well established flowerbeds and shrubberies. There is a timber garden shed.

General Information
Full oil central heating.
Partially double glazed.
All fitted floor coverings are included in the sale.
Tenure-Freehold.
All mains services are connected except for gas.
Council tax band - non-domestic rates as property is currently a holiday let.
Energy Rating E.

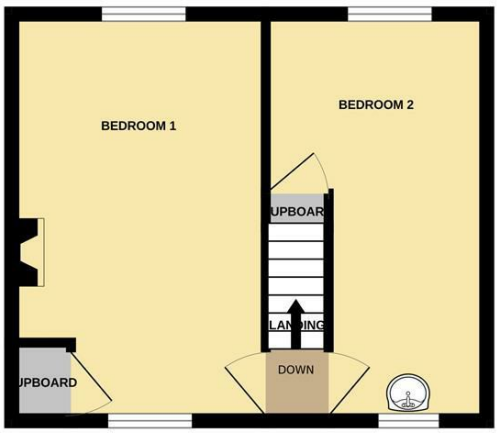
Agency Information
OFFICE OPENING HOURS
Monday - Friday 9.00 - 17.00
Saturday By Appointment only.

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 due to Coronavirus (Covid-19) to be adhered to.

GROUND FLOOR
392 sq.ft. (36.4 sq.m.) approx.

1ST FLOOR
295 sq.ft. (27.4 sq.m.) approx.



TOTAL FLOOR AREA : 687 sq.ft. (63.9 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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Berwick Office
36 Hide Hill, Berwick-upon-Tweed
Northumberland, TD15 1AB

T: (01289) 307571
F: (01289) 302948
E: berwick@aitchisons.co

Wooler Office
25 High Street, Wooler
Northumberland, NE71 6BU

T: (01668) 281819
F: (01668) 281717
E: wooler@aitchisons.co

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