





St Edwards Cottage 7 Main Street

Lowick, Berwick-upon-Tweed, TD15 2UD

Offers In The Region Of £240,000

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A fabulous opportunity to purchase this attractive stone built Grade II Listed property, which is located on the outskirts of this popular Northumberland village, some ten miles from Berwick-upon-Tweed. The property is steeped in history, built around 1861 it formed part of the Church Edward the Confessor, with the ground floor being used as the classroom and the upper floor for the head teachers accommodation.

The property has huge potential for development, with the current layout having a large open plan room on the ground floor and a spacious one bedroom first floor apartment , with a large living room, a kitchen/breakfast room, a double bedroom and a shower room. The property could be converted into one large two storey dwelling, or to convert the ground floor into an apartment offering the potential to generate a further income on a rental for holiday lets. The ground floor could also be used as an office/workshop. The property has full oil fired central heating.

Lawn garden at the front and side and the large enclosed garden at the other side which has been laid to a meadow with wild flowers, potential to landscape further.

Lowick is highly sought after with excellent facilities which include a general store, two public houses, a village hall and a first school. The town of Wooler is only seven miles away and Berwick-upon-Tweed is ten miles from the village, where there is varied shopping, sports clubs, restaurants and a railway station on the main east coast line. The beautiful Northumberland coastline is a short drive away, with some of the best beaches in the country.

Viewing is recommended.







Entrance Hall
Access to the ground floor room.

Ground Floor Room
16'5 x 8'5 (5.00m x 2.57m)
With two triple windows to the front, one to the rear and two windows to the side this ground floor room offers huge potential to convert into a separate apartment, or to create further living accommodation for one dwelling. Four central heating radiators and a door to a store room. Access to the side.

First Floor Landing
Giving access to all the rooms on the first floor level the landing has a built-in shelved double cupboard, a cloaks hanging area and a central heating radiator.

Living Room
16'5 x 19'5 (5.00m x 5.92m)
A large and bright reception room with a double window to the front and rear and a triple window to the side with stone mullions. The living room has as vaulted ceiling and three central heating radiators. Twelve power points.

Bedroom
12'9 x 9'2 (3.89m x 2.79m)
A generous double bedroom with a double window to the front, a central heating radiator and four power points.

Shower Room
8'3 x 6'9 (2.51m x 2.06m)
Fitted with a white three piece suite which includes a toilet, a wash hand basin with a medicine cabinet above and a corner shower cubicle. Wall mounted fan heater and a window to the front.

Kitchen/Breakfast Room
13' x 15'6 (3.96m x 4.72m)
Fitted with a range of modern wall and floor kitchen units with granite effect worktop surfaces with a tiled splash back. Built-in oven, four ring ceramic hob with a cooker hood above, plumbing for an automatic washing machine and a one a half bowl stainless steel sink and drainer. Three central heating radiators, two windows to the front and a built-in storage cupboard. Nineteen power points.

Gardens
Lawn garden at the side and front with flowerbeds and shrubberies. Large enclosed garden at the other side which has been laid to a meadow with wild flowers. This area offers potential to develop and landscape further.

General Information
Oil central heating.
All fitted floor coverings are included in the sale.
All mains services are connected except for gas.
Council tax band A.
Tenure-Freehold.

Agency Information
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
878 sq.ft. (81.6 sq.m.) approx.



1ST FLOOR
860 sq.ft. (79.9 sq.m.) approx.



TOTAL FLOOR AREA : 1738 sq.ft. (161.5 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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