



Cramalt, Cornhill-On-Tweed - TD12 4UF

Guide Price £250,000

PATON & CO

SALES | LETTINGS | RURAL



Cramalt

Cornhill-On-Tweed

A fantastic opportunity to modernise a spacious detached bungalow with generous gardens, outbuildings and beautiful rolling countryside views.

- Detached bungalow with flexible accommodation
- Excellent refurbishment opportunity
- Generous gardens with countryside views
- Detached conservatory and garage
- Ample private off-street parking
- Peaceful rural setting with significant potential

Accommodation Comprises

Internally: Reception Hall, Living Room, 4th Bedroom/Reception Room, Bedrooms 1, 2 & 3, Family Bathroom, Family Shower/Dressing Room, Dining Room, Kitchen, Side Porch, Utility, Loft Room

Externally: Driveway, Garden Grounds, Conservatory, Lean-to Store, Garage, Shed



Property Description

Offering excellent potential for modernisation, Cramalt presents an exciting opportunity for those looking to create a home tailored to their own tastes. Set within generous garden grounds with beautiful rolling countryside views to the rear, this detached bungalow enjoys a peaceful setting and offers fantastic scope for refurbishment and future enhancement. A welcoming entrance porch opens into a spacious reception hall, leading through to the principal sitting room, which enjoys a large bay window and an open fireplace (subject to the necessary checks), currently fitted with an electric heater. A second bay-fronted reception room offers excellent flexibility and could equally serve as an additional bedroom, home office or family room and also benefits from a bay window and chimney.

The accommodation includes three further bedrooms, a family bathroom and a separate shower room, providing a practical layout for a variety of buyers. To the rear of the property, the dining room connects to the galley-style kitchen, which in turn provides access to a side porch, a useful utility/boiler room with additional storage, and the rear garden. Freestanding appliances may be available by separate negotiation. A door from the dining room leads to a generous loft room, accessed via a fixed ladder with handrail. Benefitting from a Velux window and extensive eaves storage, this space offers excellent potential for conversion into further accommodation, subject to the necessary planning consents. There is also the possibility of incorporating dormer windows to maximise the available space and further enhance the wonderful countryside views.

Externally, the generous gardens are a particular feature, with mature fruit trees, established hedging providing a good degree of privacy, and uninterrupted views across the surrounding rolling countryside. A convenient detached conservatory provides a versatile space to enjoy the garden throughout the seasons, while a lean-to store, garden shed and detached garage offer excellent external storage. The private gated driveway provides ample off-street parking for several vehicles.

Requiring refurbishment throughout, Cramalt represents an ideal project for buyers looking to add value and create a superb family home in an attractive rural setting.





General Remarks

What3words: ///master.shrugging.bricks

Tenure

Freehold

Council Tax

Band C

Energy Efficiency Rating

EPC Rating: E (47)

Local Authority

Northumberland County Council

Services

Oil Central Heating

Mains Water & Sewerage

FFTC (Full Fibre To Cabinet)

Electric Fire in Both Reception Rooms

Fixtures and Fittings

All fitted carpets, curtain poles, blinds, light fittings, wardrobes in one of the bedrooms form part of the sale.

Listing and Conservation

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











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](https://www.scotborders.gov.uk/directory_record/20101/coldstream-primary-school)

Kelso Swimming Pool -
<https://www.liveborders.org.uk/health/swimming/swimming-pools/kelso-swimming-pool>

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>

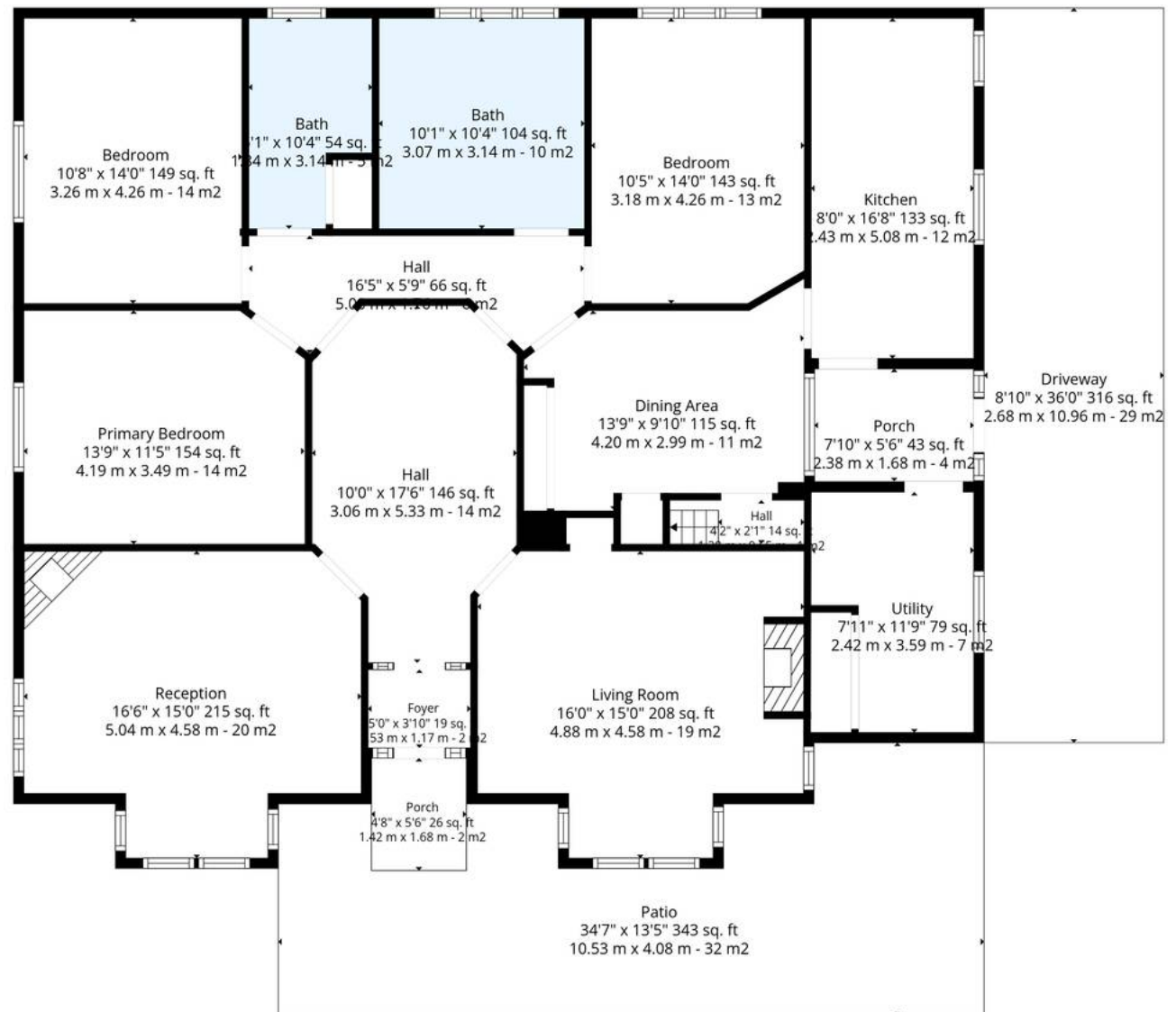
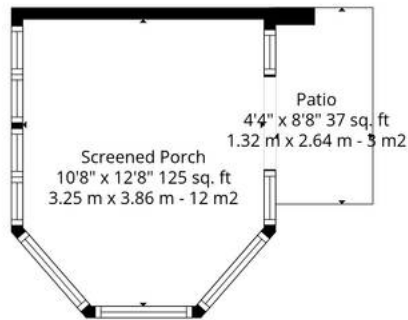
Kelso Races - <https://www.kelso-races.co.uk>

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

Kelso Golf Course - <http://www.kelsogolfclub.co.uk>

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

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



Total: 1971 sq. Ft, 183 m2

Ground Floor: 1646 sq. Ft, 153 M2, First Floor: 325 sq. Ft, 30 m2

Excluded Areas: Porch: 73 sq. Ft, 6 M2, Screened Porch: 125 sq. Ft, 12 M2, Patio: 380 sq. Ft, 35 M2,

Driveway: 316 sq. Ft, 29 M2, Utility: 79 sq. Ft, 7 M2, Low Ceiling: 172 sq. Ft, 16 M2,

Walls: 162 sq. Ft, 15 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.



Paton & Co

Paton & Co LLP, Conduit House - TD15 1TB

01289542400 • enquiries@patonandco.com • www.patonandco.com/

PATON & CO
SALES | LETTINGS | RURAL