





Station House Horncliffe

Berwick-Upon-Tweed, Northumberland, TD15 2JX

Offers In The Region Of £335,000

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Station House is an attractive and substantial detached stone built house which occupies a generous plot in a rural setting, close to the village of Horncliffe and within easy reach of Berwick-upon-Tweed. The property offers spacious and flexible accommodation arranged over two floors and would make an ideal family home. Whilst some modernisation is required, the property offers enormous potential for a purchaser to create a truly special home tailored to their own requirements. There is the potential to convert part of the house into a separate apartment, which would ideally suit a multigenerational family, or to generate an extra income.

The accommodation briefly comprises a large living room featuring an attractive open coal fireplace, providing a lovely focal point to the room, door leads through to the spacious kitchen/breakfast room, which is fitted with a range of cream units and incorporates a selection of appliances. There is also a separate dining room, ideal for family gatherings and entertaining. A separate entrance hall provides access to an office, together with an impressive additional lounge, this particularly spacious reception room enjoys windows on all sides, allowing an abundance of natural light and has double French doors to the side opening directly onto the garden. Also situated on the ground floor is a double bedroom and a shower room, offering excellent flexibility for family members or visiting guests. On the first floor are three further double bedrooms, one with an en-suite shower room and the family bathroom serves the other two bedrooms. There is full double glazing, oil central heating and solar panels fitting.

Ample parking on a driveway along with generous gardens surrounding the property. Viewing is recommended, contact our Berwick office to arrange an appointment.







Entrance Hall
4' x 6'7 (1.22m x 2.01m)
Partially glazed entrance door giving access to the hall, which stars to the first floor landing, a cloaks hanging area and a cupboard housing the electric meters.

Living Room
17'3 x 13'4 (5.26m x 4.06m)
A spacious dual aspect reception room with two double windows at the front and a double and triple window at the rear. Stone built open coal fireplace with a slate hearth and mantlepiece.. Four central heating radiators and a large understairs cupboard.

Kitchen/Breakfast Room
17'4 x 10'7 (5.28m x 3.23m)
Fitted with a range of cream wall and floor kitchen units, which includes a double glass display cabinet and granite effect worktop surfaces. Stainless steel sink and drainer below the double window at the front, there is also a double window at the rear. Space for an electric freestanding cooker with a cooker above and plumbing for an automatic washing machine. Central heating radiator and a door to the rear hall.

Rear Hall
3'2 x 3'7 (0.97m x 1.09m)
Entrance door at the side of the property and a window at the front, the hall has a built-in airing cupboard housing the hot water tank and central heating boiler.

Dining Room
18'9 x 10' (5.72m x 3.05m)
A spacious multipurpose room which has a double window at the front and rear and two central heating radiators. Built-in storage cupboard and a door to the side entrance hall and internal hall.

Internal Hall
3'2 x 12'2 (0.97m x 3.71m)
Central heating radiator.

Office
9'6 x 14'9 (2.90m x 4.50m)
With built-in storage base units and a window at the front and a double window to the lounge. Central heating radiator and a door to the side entrance hall.

Side Entrance Hall
4' x 6'7 (1.22m x 2.01m)
Partially glazed entrance door at the front of the property.

Shower Room
6' x 6'8 (1.83m x 2.03m)
Fitted with a white three-piece suite which includes a toilet, a wash hand basin with a medicine cabinet above and a double shower cubicle with an electric shower. Heated towel rail, recessed ceiling spotlights and a double window at the rear.

Bedroom 4
11'6 x 11'8 (3.51m x 3.56m)
A double bedroom with a double window at the rear and side and a central heating radiator.

Lounge
25'2 x 20'4 (7.67m x 6.20m)
A large reception room with two windows at the front and rear and a window and double French doors on the side giving access to the garden. Four central heating radiators and recessed ceiling spotlights.

First Floor Landing
3'1 x 23'9 (0.94m x 7.24m)
A split level landing with two central heating radiators and a window at the rear.

Bedroom 2
17'8 x 11'6 (5.38m x 3.51m)
A large double bedroom with a double window at the front and rear with countryside views. Central heating radiator.





Bedroom 1

14'3 x 12'3 (4.34m x 3.73m)

A generous of bedroom with a double window at the front and a central heating radiator. Range of beech fitted bedroom furniture which includes a triple wardrobe either side of the bed position with cupboard space above and two double wardrobes with a dressing table between.

En-Suite Shower Room

5'9 x 5'5 (1.75m x 1.65m)

Fitted with a corner shower cubicle, a toilet and a wash hand basin with a mirror above. Heated towel rail and a window at the front.

Bathroom

7'6 x 5'4 (2.29m x 1.63m)

Fitted with a coloured three-piece suite which includes a toilet, a wash hand basin and a bath with an electric shower and curtain above. Double window at the rear with a central heating radiator below.

Bedroom 3

11'2 x 10'5 (3.40m x 3.18m)

A double bedroom with a double window at the front and a central heating radiator.

Gardens

Large parking area at the front of the property offering ample parking for a number of vehicles and giving access to the side to the garage. Generous gardens and grounds at the rear and side of the house which includes the original railway platform.

General Information

Full double glazing.
Full oil fired central heating.
Solar panels fitted.
Tenure-Freehold.
Services- Mains water and electric. Drainage into a septic tank.
Council tax band-TBC.









Ground floor
1494 sq.ft. (138.8 sq.m.) approx.



1st floor
659 sq.ft. (61.2 sq.m.) approx.



TOTAL FLOOR AREA : 2153 sq.ft. (200.0 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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