



1b The Causeway Dryburn Road, Lowick - TD15 2TT

Guide Price £325,000

PATON & CO

SALES | LETTINGS | RURAL



1b The Causeway Dryburn Road

Lowick, Berwick-Upon-Tweed

The Causeway is a generous detached bungalow set within a generous plot situated in the popular Northumbrian village of Lowick.

- Generous Detached Bungalow
- Ample Off Street Parking & Garage
- Central Village Location
- Open Countryside Views to the Rear
- Generous Plot
- Spacious Accommodation

Accommodation Comprises

Internal - Entrance Hall, a Dual Aspect Sitting Room, Kitchen with Open Countryside Views, a Utility Room with Adjoining WC, a Dining Room, a Family Bathroom, Ample Storage, a Principal Bedroom with an En-Suite and Built-in Wardrobes, Two Further Double Bedrooms with Built-in Wardrobes.

Garden & Grounds - Ample Off-Street Parking, a Garage, an Outbuilding, Lawn, Shed, Greenhouse, Mature Plants and Shrubs.



Property Description

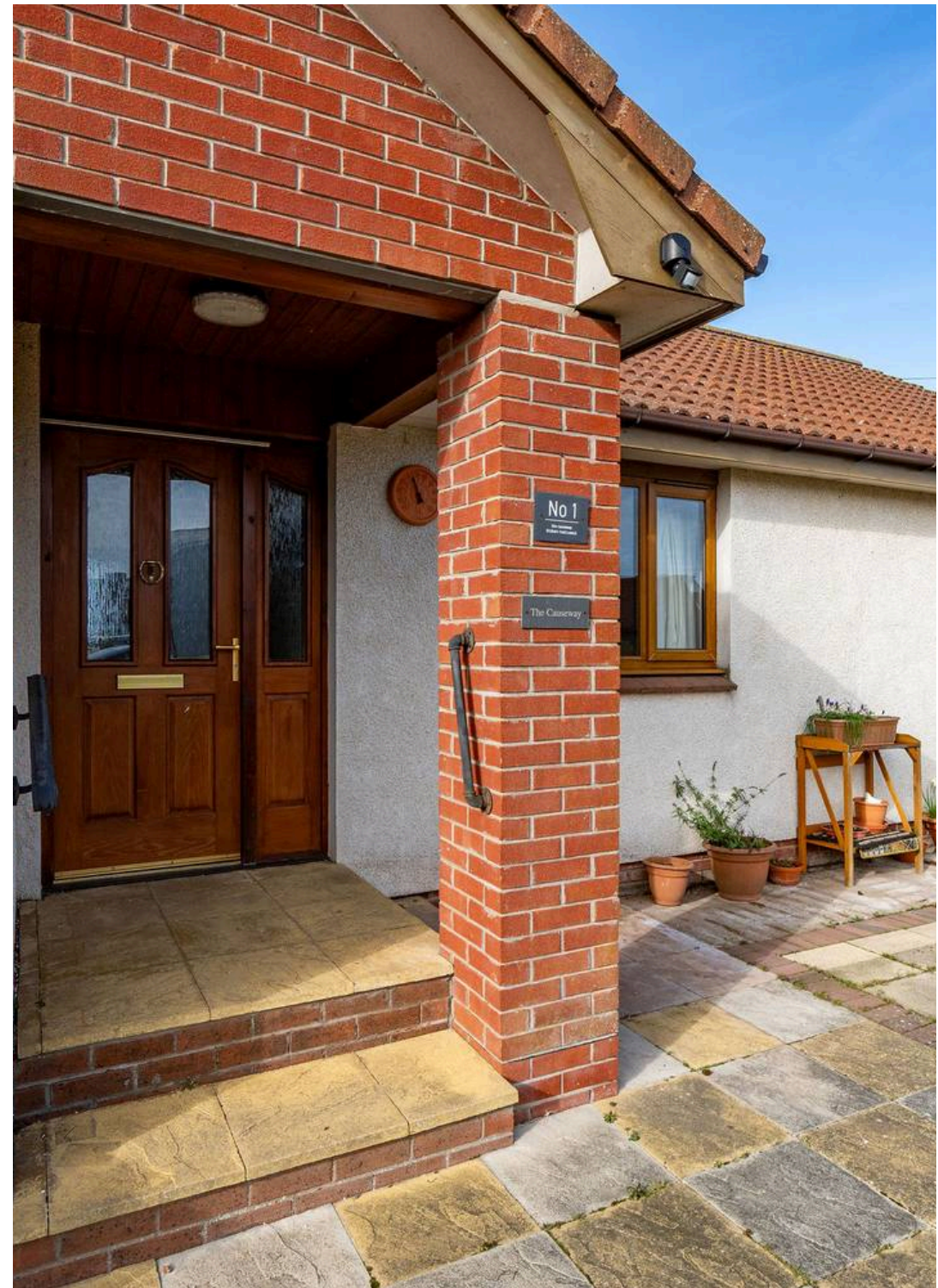
The Causeway is a well-presented and generously proportioned, detached home, set within a peaceful position on the edge of the popular village of Lowick. Enjoying open countryside views to the rear and a sense of space both inside and out, the property offers comfortable and flexible accommodation ideal for family living.

The internal layout begins with a welcoming entrance hall leading through to a bright dual-aspect sitting room, providing an abundance of natural light. The kitchen enjoys open views across the surrounding countryside and is complemented by a useful utility room with adjoining WC. Further accommodation includes a separate dining room, a family bathroom, and ample built-in storage throughout the property. The principal bedroom benefits from built-in wardrobes and a private en-suite shower room, while two further well-proportioned double bedrooms also feature built-in wardrobes.

Externally, the property sits within generous garden grounds offering excellent outdoor space. There is ample off-street parking, a garage, and an additional outbuilding, along with a lawned garden, shed, and greenhouse. Mature plants and shrubs provide both privacy and seasonal interest, creating a well-established and attractive setting.

Distances

Cheswick Beach 7 miles, Wooler 8 miles, Belford 8 miles, Berwick-upon-Tweed 10 miles, Alnwick 24 miles, Edinburgh 62 miles, Newcastle 53 miles.





General Remarks

What3words

https://w3w.co/handwriting_unleashed_capers

Tenure

Freehold

Council Tax

Band C.

Energy Efficiency Rating

Band D

Local Authority

Northumberland County Council

Services

Mains electricity, water, drainage, oil central heating. Fibre broadband services available.

Fixtures and Fittings

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

Listing and Conservation

The Causeway is not listed nor does it lie within a conservation area.

Planning

NA









Area Insights

Dryburn Road is positioned behind the main street in the popular village of Lowick, in North Northumberland, in between Wooler to the south and Berwick upon Tweed to the North. Lowick is a thriving and popular village with an incredibly strong social community centred around it. The village hall has recently been completely refurbished and offer a variety of events which include a heritage group, quilting, a film club and pilates classes. The village also offers some excellent local amenities and facilities such as a well-stocked village shop, a first school and two public houses. A Post Office van visits the village frequently and a mobile library and a fish and chip van also visit the village. Lowick offers some particularly beautiful walks nearby such as St Cuthberts Cave or on the stunning beaches of Holy Island, Goswick or Ross.

The historic market town of Wooler lies 8 miles due south of Lowick. Wooler offers some excellent local shopping, several public houses and restaurants and a CO-OP supermarket. Wooler also offers access to the Northumberland National Park, the largest national park in the UK and a wonderful place to explore the beauty of the surrounding area. Berwick upon Tweed is only 10 miles north of Lowick and is famed for its stunning architecture. Berwick has a wide selection of amenities and is well serviced with local and national shops, five national supermarkets and schooling for all ages including a private school at Longridge Towers. Berwick also has a selection of leisure and sports clubs, banks, public houses, restaurants and The Malting theatre and cinema which offers daily shows and movies. There is a main line railway station which has regular trains to both Edinburgh, Newcastle and London, both Edinburgh and Newcastle are sub one hour travel time and London in circa 3 hours 45 minutes. There is also the A1 trunk road which bypasses the town and provides easy access both north and south respectively. The local area has a wide range of popular attractions and activities including Northumberland's stunning coastline of unspoilt beaches and beautiful landscapes; Lindisfarne National Nature Reserve, Bamburgh Castle and the ancient Border towns of Coldstream, Kelso and Melrose are all within easy reach. Country and sporting pursuits are also readily available, including hill walking, salmon and trout fishing, riding, hunting and shooting. Golf is available locally with Goswick Golf Course being on the door step. Swimming, a gymnasium, squash courts and indoor bowling facilities exist at the new Swan Centre in Berwick-upon-Tweed.



Useful Links

Lowick First School - <https://www.lowickholylslandschools.org.uk/website>

Lowick Life - <https://lowick.live/the-village-hall>

Lowick Village Hall - <https://www.lowickvillagehall.org/>

The Black Bull - <https://blackbulllowick.co.uk>

The White Swan - <https://thewhiteswanlowick.co.uk>

Doddington Dairy - <http://www.doddingtondairy.co.uk>

Wooler Golf Club - <http://www.woolergolf.co.uk>

Goswick Golf Club - <https://www.goswickgolfclub.com>

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

Berwick Train Station - <https://www.lner.co.uk/the-east-coast-experience/our-stations/berwick-upon-tweed-station>

Holy Island - <https://www.lindisfarne.org.uk>

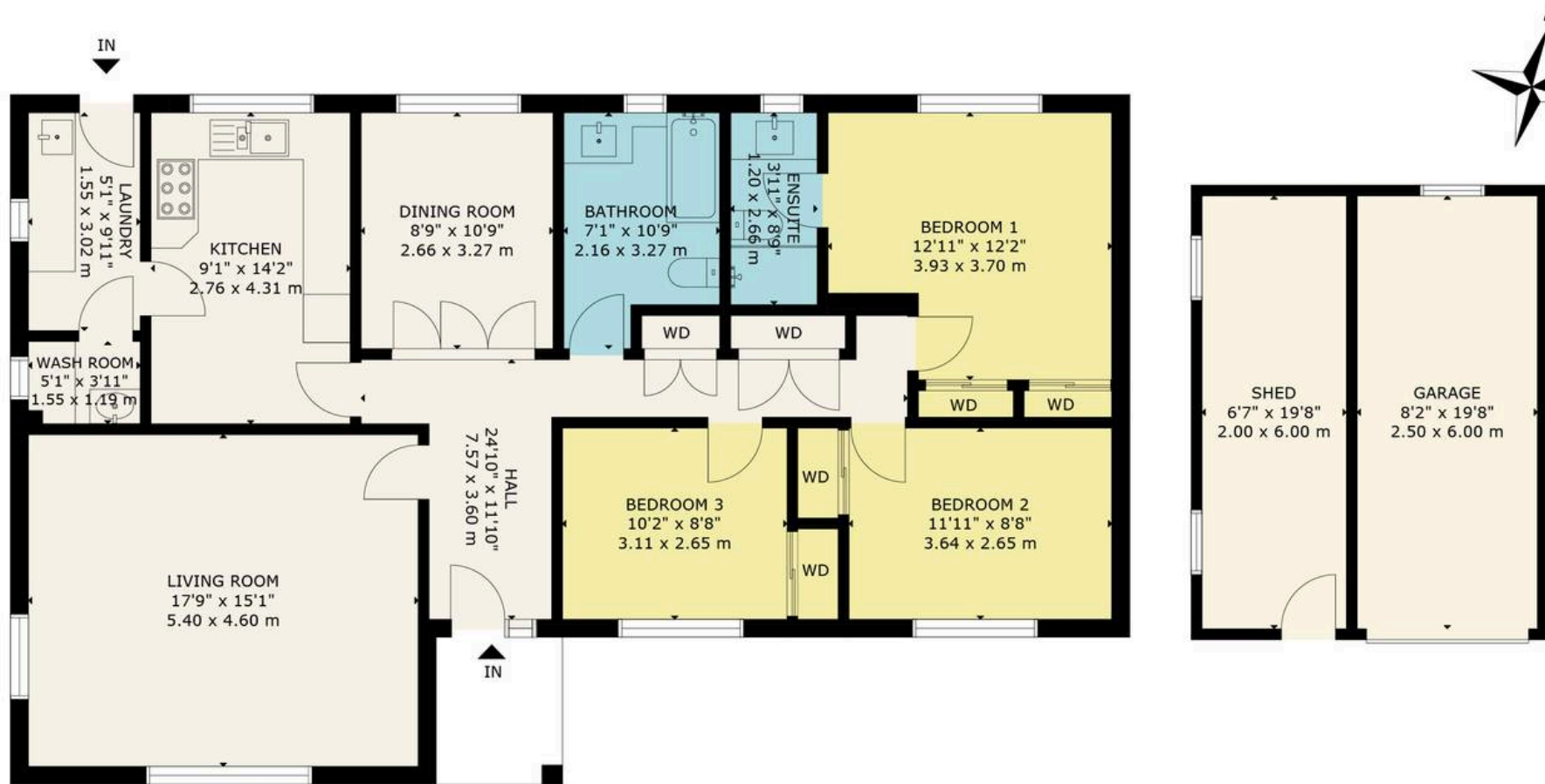
The Barn at Beal - <https://thebarnatbeal.co.uk/>

Bamburgh Walled Garden - <https://bamburghwalledgarden.co.uk/>

Ford & Etal Estates - <https://www.ford-and-etal.co.uk/>

Alnwick Gardens - <https://www.alnwickgarden.com/>





GROUND FLOOR

THE CAUSEWAY TD15 2TT
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1,253 SQ FT / 116 SQ M

GARAGE 161 SQ FT / 15 SQ M

SHED 129 SQ FT / 12 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.

Copyright © Nest Marketing
www.nest-marketing.co.uk





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