



## 13 Village Meadows, Lowick - TD15 2GR

Guide Price £330,000

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## 13 Village Meadows

Lowick, Berwick-upon-Tweed

13 Village Meadows is an attractive 2-bedroom semi-detached home in a desirable edge of village location.

- Attractive Semi-Detached New Build
- Single Storey Accommodation
- Karndean Flooring Throughout
- Within a Short Walk of Village Amenities
- Peaceful Edge of Village Location

### Accommodation Comprises

Ground Floor – Entrance Hall, Open Plan Dining Kitchen Sitting Room, Utility, Family Bathroom, En-Suite Principal Bedroom, Second Double Bedroom

Garden & Grounds – Patio, Garden Finished with Top Soil.

## Property Description

Situated within the popular Village Meadows development on the edge of the charming village of Lowick, Northumberland, this beautifully designed two-bedroom semi-detached bungalow offers contemporary, energy-efficient living in a peaceful rural setting.

Built with modern lifestyles in mind, the property benefits from solar panels, underfloor heating and Karndean flooring throughout as standard, creating a home that is both stylish and economical to run.

The accommodation is thoughtfully arranged across a single level. A welcoming entrance hall leads into a bright and spacious open-plan kitchen and dining area, designed for both everyday living and entertaining. The kitchen is well-appointed and complemented by a practical utility room, providing additional storage and functionality.

A generous living room offers a comfortable and inviting space to relax, with excellent natural light.

The bungalow features two well-proportioned double bedrooms. The principal bedroom benefits from fitted storage and a modern en-suite shower room, while the second bedroom is served by a family bathroom, finished to a high standard.

Ample storage throughout enhances the practicality of the layout, making it ideal for downsizers, professionals or small families.

Externally, the property enjoys a private garden with space for outdoor seating, perfect for relaxing or entertaining during warmer months. A private driveway provides off-street parking, completing this attractive and efficient home in a desirable edge-of-village location.





## General Remarks

### What3words

<https://w3w.co/prospers.unwraps.debating>

### Tenure

Freehold

### Council Tax

To be confirmed

### Energy Efficiency Rating

To be confirmed

### Services

Mains electricity, water, drainage, air source heat pump, solar PV included (10 panels battery upgrade available). 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

13 Village Meadows is not listed nor does it lie within a conservation area.

### Distances

Wooler 8 miles, Berwick-upon-Tweed 10 miles, Edinburgh 62 miles, Newcastle 53 miles. (all distances are approximate).





## Area Insights

Village Meadows is positioned on the edge of the popular village of Lowick in North Northumberland, ideally located between Wooler to the south and Berwick-upon-Tweed to the north.

Lowick is a thriving village with a strong sense of community, centred around a recently refurbished village hall offering a wide range of activities including film nights, heritage groups, quilting and fitness classes. The village benefits from excellent local amenities including a well-stocked village shop, first school, and two public houses, with regular visits from a Post Office van, mobile library and fish and chip van.

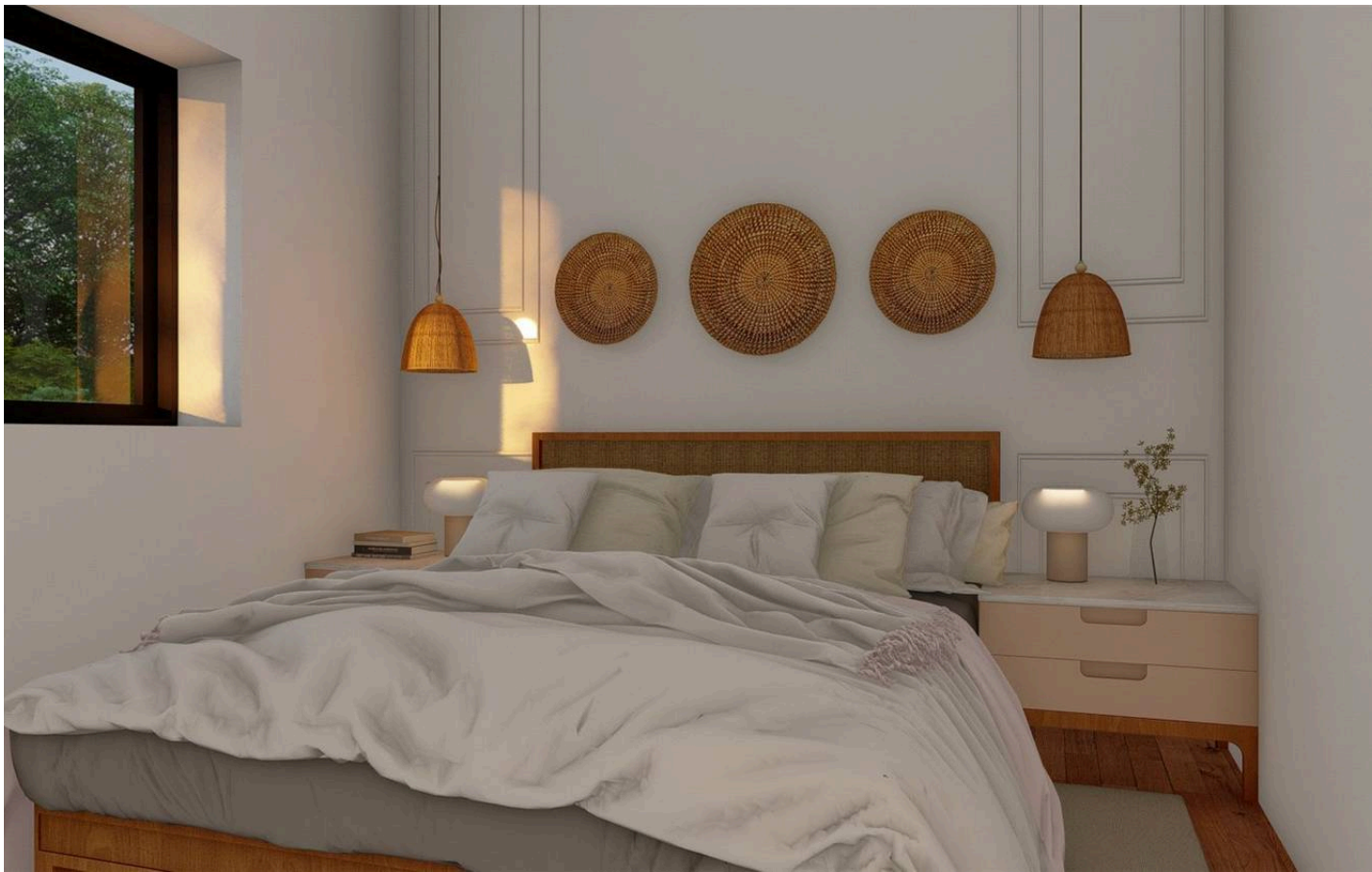
The surrounding area offers outstanding countryside and coastal walks, including St Cuthbert's Cave and the beautiful beaches of Holy Island, Goswick and Ross, all within easy reach.

The historic market town of Wooler, approximately 8 miles to the south, provides a range of shops, cafés, public houses and a Co-op supermarket, along with direct access to the Northumberland National Park.

Berwick-upon-Tweed, just 10 miles to the north, offers a wider selection of amenities including national supermarkets, schooling for all ages, leisure facilities, restaurants and the Maltings Theatre and Cinema. Berwick also benefits from a mainline railway station with regular services to Edinburgh and Newcastle in under an hour and London in approximately 3 hours 45 minutes, as well as easy access to the A1.

The wider area is rich in attractions, from Northumberland's unspoilt coastline and Bamburgh Castle to the historic Border towns of Coldstream, Kelso and Melrose. A wide range of leisure pursuits are available including walking, fishing, riding, shooting and golf, with Goswick Golf Course nearby and comprehensive leisure facilities at the Berwick Sports & Leisure Centre.

Despite its excellent transport links, Lowick retains a peaceful rural feel, offering a quality of life that is increasingly hard to find.



## Useful Links

Lowick First School -

<https://www.lowickholylslandschools.org.uk/website>

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

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>

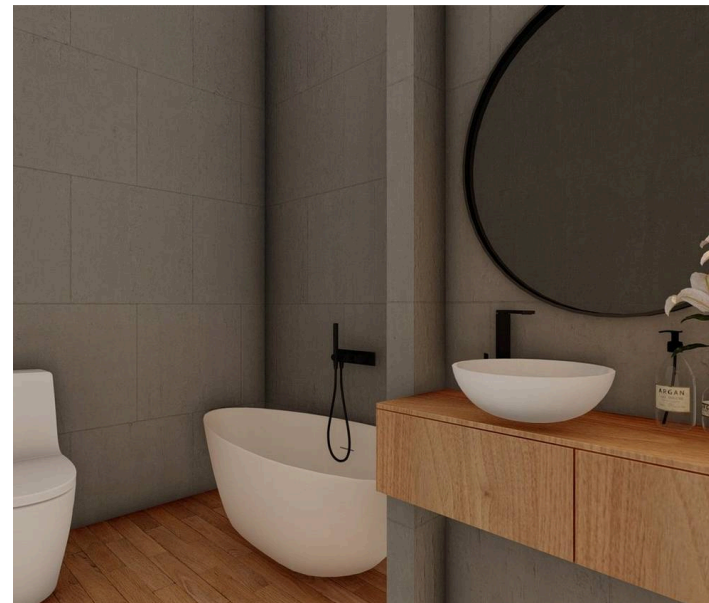
Holy Island - <https://www.lindisfarne.org.uk>

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

Bamburgh Walled Garden -

<https://bamburghwalledgarden.co.uk/>

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





LETTERED HEADSTONE OF  
VICTORIA FOREMAN  
WIFE OF JOHN FOREMAN  
DIED 1878  
AGED 45 YEARS  
BURIED IN THE CHURCH  
YARD AT 11 O'CLOCK  
ON THE 14TH DAY OF  
MAY 1878





### 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

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## Paton & Co

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