



THE COTTAGE

TOFTS LANE | HORNCLIFFE | BERWICK UPON TWEED | NORTHUMBERLAND



RETTIE



THE COTTAGE

Tofts Lane, Horncliffe, Berwick upon Tweed,
Northumberland, TD15 2XR

The Cottage is a three/four bedroom detached character cottage located within the pretty village of Horncliffe, within a short drive of Berwick-upon-Tweed. The property benefits from ample off-street parking, mature and generous garden grounds and has charm and character throughout.





ACCOMMODATION COMPRISES:

Ground Floor: Hallway, living room, breakfast kitchen, utility, bedroom 1, en-suite shower room, bedroom 2, bedroom 3, family bathroom

First Floor: Landing, bedroom 4, study

Outside: Ample Off-Street Parking, Well Presented Garden Grounds, Garden Shed, Poly Tunnel, Greenhouse

Distances:

Berwick-upon-Tweed Mainline Rail Station 5 miles, Edinburgh 51 miles, Newcastle-upon-Tyne 60 miles (all distances are approximate).

SITUATION:

The Cottage is situated in Hornccliffe, within 5 miles of the market town of Berwick upon Tweed.

Hornccliffe is a quiet village positioned on the banks of the River Tweed and has a renowned public house which also serves good homemade food.

Berwick is a short drive away and offers a range of excellent facilities and amenities, with a selection of local and national shops and supermarket including M&S, Tescos, Homebase and Currys PC World to name a few. Berwick also has a wealth of cafes and restaurants, with The Maltings Theatre and cinema offering a wide choice of top class entertainment. In addition, there are a good choice of doctors and dental surgeries as well as the local hospital.

There are well respected local schools for all ages nearby with the property being within the catchment area of Norham First School which has received an outstanding Ofsted report.

Beyond the local area is a range of popular attractions including historic castles and villages dotted along the stunningly beautiful Northumberland coastline including the renowned Holy Island, Bamburgh Castle, Alnwick Castle. There are also the Cheviot Hills and a number of market towns. Country and sporting pursuits are widely available including hill walks, salmon and trout fishing, hunting and shooting. Golf is available locally at Goswick and Magdalene Fields, with swimming, gym, squash, indoor bowling and all weather facilities at the Swan Centre.

The A1 trunk road provides easy commutable access to both Newcastle and Edinburgh with Berwick's mainline train station offering quick and effective up and down the east coast of the country. Edinburgh or Newcastle international airports are both just over an hour's drive from Hornccliffe Mill Farm.

DESCRIPTION:

The Cottage is accessed off Tofts Lane in Hornccliffe where there is a private driveway, suitable for two vehicles. From the street, a front door gives way into the welcoming living room which has a wood burning stove as the focal point and a large window to the front aspect, allowing ample natural light. Located off the living room is bedroom 2 which is a double bedroom with a view to the front aspect. This room could lend itself to a dining room if required.

The breakfasting kitchen is located to the rear of the property and accessed off an internal hallway. The kitchen is well equipped with a range of oak wall and base units, with granite effect work surfaces over and houses a sink and drainer and built in electric oven and induction hob. There is ample space for a dining table, a window to the rear, a door to the side offering access outside to the garden and stairs leading up to the first floor level. Accessed off the kitchen is a useful utility room.

The inner hall gives way to a family bathroom, bedroom 3 and leads to the master bedroom suite which has a dressing area, French doors to the rear garden and an en-suite shower room.

An internal staircase from the kitchen leads to the first floor landing where there are two further rooms. This space could offer further bedroom accommodation although there is a combed ceiling and therefore limited head height.

OUTSIDE:

A private driveway to the side of the property offers ample off street parking and gives access to the rear garden. The large garden to the rear has been landscaped, with large patio areas with well stocked flower borders and there are a variety of fruit trees/bushes and an established herb garden. There is a Polytunnel, green house and three timber sheds.

GENERAL REMARKS:

Satellite Navigation:

For the benefit of those with satellite navigation the property's postcode is TD15 2XR.

Services:

Oil-fired central heating system.
Mains electricity, water and drainage.
Broadband services are available.

Local Authority:

Northumberland County Council
Telephone: 01289 330044.

Council Tax:

Band D

Energy Efficiency Rating:

Band F (Rating 30)

Internet Web Site:

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Servitude Rights, Burdens & Wayleaves:

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.

Particulars and Plans:

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.

Misrepresentations

1. The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor Rettie Berwick LLP, 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 has not entered into contact in reliance on the said statements, that he 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 mis-statement 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.

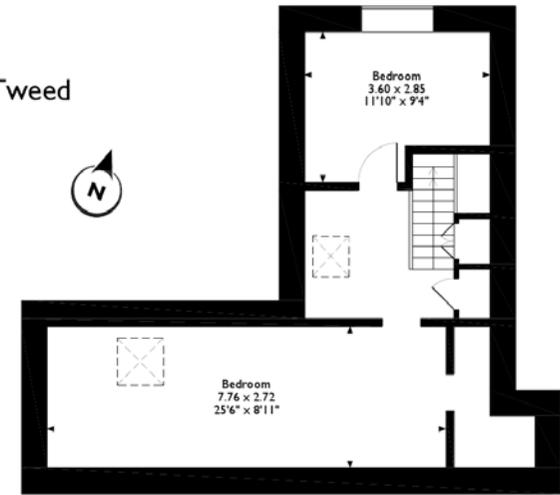


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The Cottage, Tofts Lane, Berwick-upon-Tweed Approximate Gross Internal Area 150 Sq M/1616 Sq Ft



Room In Roof



Ground Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

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