



UBBANFORD BANK COTTAGE | NORHAM | NORTHUMBERLAND



**RETTIE**



## UBBANFORD BANK COTTAGE NORHAM, NORTHUMBERLAND, TD15 2JZ

A spacious 180 m<sup>2</sup> three bedroom detached cottage, located in the sought after conservation village of Norham and set within large informal garden grounds and benefiting from ample private parking and garaging. The cottage requires some general modernisation and upgrading but offers a purchaser an opportunity to add their own stamp and create a delightful family home.





#### ACCOMMODATION COMPRISES:

##### Ground Floor:

Entrance Porch, Reception Hallway, Lounge, Dining Room, Kitchen, Utility, Bedroom 1, Bedroom 2, Bedroom 3, Bathroom

##### Outside:

Mature Gardens, Off Street Parking, Integral Garage

##### Distances:

Berwick-upon-Tweed railway station 7 miles, Edinburgh 52 miles, Newcastle-upon-Tyne 65 miles (all distances are approximate).

##### Situation

Norham lies on the northern edge of Northumberland, close to the market town of Berwick upon Tweed. The village lies on the banks of the River Tweed and is framed around a pretty village green. Norham offers excellent local facilities including a village shop, a very good local butcher, a baker, two public house and a primary school. There is a doctor's surgery in the village and a Post Office van every weekday.

Seven miles east of Norham is the nearby market town of Berwick upon Tweed which has further amenities and services including a wealth of cafes and restaurants, the Maltings Theatre and Cinema, a good choice of doctors and dental surgeries as well as a local hospital. Berwick also has an east coast main line railway station with regular trains to Edinburgh and London, schooling for all ages and national supermarkets.

The region offers a range of popular attractions, including historical castles and villages to explore and a particularly stunning coastline to enjoy and the renowned Holy Island. For those who enjoy slightly more challenging walking opportunities, the Northumberland National Park and Cheviot Hills are within a short drive. Permits for fly and bait fishing for trout and coarse fish are available on approximately 2 miles of both banks at Ladykirk and Norham.

The A1 trunk road which is nearby provides easy, commutable access to both Newcastle and Edinburgh. Both cities also offer international airports.

##### Description:

Ubbanford Bank Cottage is a charming 108m<sup>2</sup> detached bungalow occupying a private position, standing in mature garden grounds within the sought after village of Norham. The property requires modernisation but offers a purchaser an opportunity to add their own stamp and create a delightful family home. The property benefits from private parking, mature gardens and has double glazing and oil fired central heating throughout.

**Entrance Porch - 8'2 x 5'9 (2.49m x 1.75m)** - Glazed entrance door to the side of the porch with a window to either side and two windows to the front. Glazed door to the entrance hall.

**Entrance Hall** - Three built-in storage cupboards and access to the loft, the hall has a window to the side, two central heating radiators and two power points.

**Lounge - 22'3 x 14'9 (6.78m x 4.50m)** - A generous sized reception room with four windows to the front and a window to the side. Attractive open coal fireplace with an oak carved surround, tiled inset and a display cabinet to either side. Central heating radiator. Television point, a telephone point and eight power points.

**Dining Room - 13'5 x 14'8 (4.09m x 4.47m)** - With ample space for a table and chairs, the dining room has two windows to the side, a central heating radiator and a built-in storage cupboard. Six power points.

**Kitchen - 12'1 x 15'8 (3.68m x 4.78m)** - Fitted with a range of wall and floor kitchen units, with granite effect worktop surfaces with a tiled splash back. One and a half bowl stainless steel sink and drainer below the double window to the side. Walk-in pantry with a window to the side. Central heating boiler and a central heating radiator. A telephone point, eight power points and a door to the utility room.

**Utility Room - 8'4 x 10'4 (2.54m x 3.15m)** - Window and entrance door to the rear garden, the utility room has base storage cupboards and plumbing for an automatic washing machine. Built-in cloaks cupboard, a hot water tank and a door to the integral garage. Two power points.

**Bedroom 1 - 11'8 x 16' (3.56m x 4.88m)** - A large double bedroom with a double and single built-in wardrobe. Two windows to the front, a central heating radiator, four power points and a telephone point.

**En-Suite Toilet - 4'9 x 3'9 (1.45m x 1.14m)** - White two piece suite which includes a toilet with a toilet roll holder and a wash hand basin. Towel rail and shaver light and socket and a frosted window to the side.

**Bedroom 2 - 13'6 x 16' (4.11m x 4.88m)** - Another double bedroom with a double window to the side and a window to the front, the bedroom has a built-in double wardrobe and a wash hand basin. Central heating radiator and four power points.

**Bathroom - 7'7 x 7'3 (2.31m x 2.21m)** - White three piece suite, which includes a bath with an electric shower and curtain above. Wash hand basin below the frosted window to the rear. Toilet with a toilet roll holder, a shaver light and socket, a medicine cabinet and a heated towel rail.

**Bedroom 3 - 11' x 14'5 (3.35m x 4.39m)** - A double bedroom with a double window to the side. Central heating radiator. Three power points.

**Garage** - Integrated garage with a roller door to the front. Electric and power connected and a door to the utility room.

#### GENERAL REMARKS:

##### Satellite Navigation:

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

##### What3words:

urgent.ruling.clings  
(please download the application "what3words" for the exact location)

##### Fixtures and Fittings:

Only items specifically mentioned in the particulars of sale are included in the sale price.

##### Listing and Conservation:

Ubbanford Bank Cottage is not listed but falls within the conservation area of Norham.

##### Services:

Oil fired central heating.  
Mains electricity, water and drainage.  
High speed broadband services are available.

##### Council Tax:

Band

##### Energy Efficiency Rating:

Band E (Rating 39)

##### Local Authority:

Northumberland County Council  
Telephone: 01289 330044.

##### Internet Web Site:

This property and other properties offered by Rettie & Co can be viewed on our website at [www.rettie.co.uk](http://www.rettie.co.uk) as well as our affiliated websites at [www.rightmove.co.uk](http://www.rightmove.co.uk) [www.onthemarket.com](http://www.onthemarket.com) and [www.thelondonoffice.co.uk](http://www.thelondonoffice.co.uk).

##### 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.



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**Misrepresentations**

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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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**Proof and Source of Funds/Anti Money Laundering**

Under the HMRC Anti Money Laundering legislation all offers to purchase a property on a cash basis or subject to mortgage require evidence of source of funds. This may include evidence of bank statements/funding source, mortgage or confirmation from a solicitor the purchaser has the funds to conclude the transaction.

All individuals involved in the transaction are required to produce proof of identity and proof of address. This is acceptable either as original or certified documents.

GROUND FLOOR 1939.96 sq. ft.  
( 180.23 sq. m. )



TOTAL FLOOR AREA : 1939.96 sq. ft. ( 180.23 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 is given for their operability, or efficiency can be given.  
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