

3 bed cottage to buy in TD12

Main Street, Cornhill-on-Tweed,
Northumberland, TD12 4UJ

£170,000 Starting Bid

x 3 x 1 x 2

Tenure

Freehold

Off Street parking

Garden

Property features

- 3 Double Bedroom Semi-Detached
- Popular Rural Village Location
- Front, Rear and Side Gardens
- Ground Floor Bedroom
- EPC Rating D

Key Information

- Council Tax: Band A
- EPC Rating: D
- Heating supply: Electric
- Electric supply: National Grid
- Water supply: Direct mains water
- Broadband: None
- Mobile signal: Good

Arrange a viewing

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- Flexible viewing slots
- Accompanied viewings

Description

TO BE SOLD via ONLINE AUCTION. Fees apply.

The Croft is a charming and deceptively spacious three bedroom semi-detached cottage, offered for sale by online auction. Presented in excellent condition and ready to move into, it combines period character, including exposed beams and a wood burning stove, with a modern kitchen and shower room. With beautifully cared for gardens to the front, side and rear, the property represents excellent value for money locally.

Cornhill-on-Tweed is a historic village on the English bank of the River Tweed, directly across the border from Coldstream. For centuries it lay at the heart of the Anglo-Scottish border wars, with Cornhill Castle and later Cornhill Tower attacked several times, including before the Battle of Flodden in 1513; the battlefield lies around three miles away at Branxton. The Collingwood family held the estate until 1975 and built the well-known Collingwood Arms. St Helen's Church dates from 1840 and the Grade II* listed Cornhill House lies close by. The village today offers a peaceful setting with a well regarded village shop and hotel.

The border town of Coldstream is just over a mile away across the historic Smeaton-designed Coldstream Bridge. The only UK town to give its name to a British Army regiment, it is home to the Coldstream Guards Museum and the Hirsel Estate, with woodland walks, café and farm shop. The High Street offers independent shops, a Co-op food store, cafés, pubs, a health centre and dental surgery, together with a tennis club. Kelso is around 10 miles west, while Berwick-upon-Tweed, some 13 miles away, provides a comprehensive range of shops, leisure facilities and supermarkets including Tesco and Morrisons.

English primary schools nearby include Norham St Ceolwulf's CofE Primary School and Hugh Joicey CofE Primary School at Ford, both around three and a half miles away, with Coldstream Primary just over a mile away (subject to a cross-border placing request). Secondary education is provided at Berwick Academy, with Berwickshire High School in Duns serving the Scottish side, and independent Longridge Towers School six miles away. Healthcare is available in Coldstream, at Berwick Infirmary and at the Borders General Hospital, which has a full A&E department.

The village is extremely well connected. The A697 passes through Cornhill, linking north towards Edinburgh and south via Wooler to Morpeth and the A1, while the A698 runs east to Berwick-upon-Tweed. Berwick railway station, around 13 miles away, is on the East Coast Main Line with services to Edinburgh and Newcastle in around 45 minutes and London King's Cross in approximately three hours forty minutes, ideal for commuters and second home buyers.

Internally, the accommodation is well laid out. The ground floor comprises an entrance hall, a spacious beamed living room with wood burning stove, a well equipped kitchen, a separate dining room, rear hallway, double bedroom and shower room with WC. The first floor offers two further double bedrooms. Externally there are front, side and rear gardens, the rear mainly laid to lawn with a patio and timber garden shed.

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £170,000

Property Type: Cottage

Plot Size: 0.1 sq m

USPs: Garden

Parking: Off Street

Construction materials: Brick and block

Roofing type: Clay tiles

Heating: Electric

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: None

Mobile signal coverage: Good

Gardens and Grounds



The cottage sits within generous gardens to the front, side and rear which have been beautifully cared for by the current owners. The rear garden is mainly laid to lawn with established shrubs, a paved patio seating area adjoining the house which is ideal for outdoor dining and entertaining, a rotary drying area and a timber garden shed. The boundaries are formed by fencing, mature hedging and a low stone wall topped with timber picket fencing, providing a good degree of privacy.

Front and Side Gardens



To the front and side, the gardens have been attractively landscaped for low maintenance, laid to decorative gravel and paving with rockery features, planted borders and flower planters. A path leads to the front door, and the side garden wraps around the gable end, offering a pleasant, sunny spot to sit. On street parking is available.

Entrance Hall

2.59m x 3.24m (8'5" x 10'7")



A welcoming entrance hall with a staircase rising to the first floor, finished with white spindles and a polished timber handrail and carpeted in green. The walls are papered above a dado rail with attractive panelling below, the floor is laid to wood-effect flooring and there is a decorative ceiling rose and useful storage. Doors lead to the living room, ground floor bedroom and shower room.

Living Room

5.32m x 3.51m (17'5" x 11'6")



A superb, light-filled reception room with a large picture window overlooking the rear garden and a wealth of character, including exposed ceiling beams and a feature fireplace with timber mantel housing a wood burning stove on a raised hearth. The fireplace is flanked by alcoves with wall lights, shelving and louvred cupboards. The room is neutrally decorated and fully carpeted, and comfortably accommodates a large sofa, two armchairs, a TV unit and occasional furniture.

Kitchen

2.50m x 4.55m (8'2" x 14'11")



The kitchen is fitted with a range of cream shaker-style wall and base units with brushed steel handles, complemented by wood-effect worktops and tiled splashbacks. Integrated appliances include an electric oven, hob and dishwasher, with plumbing for a washing machine and space for a fridge freezer. A large window above the stainless steel sink looks out over the side garden, and the room is laid to wood-effect flooring with space for a small breakfast table.

Dining Room

3.08m x 2.81m (10'1" x 9'2")

A real benefit of the property is the separate dining room, a charming space with exposed ceiling beams, textured papered walls and wood-effect flooring. Windows to two aspects give lovely views over the garden, and the room comfortably accommodates a dining table seating six along with a sideboard or display cabinet, making it ideal for entertaining family and friends.



Rear Hallway

1.98m x 1.31m (6'5" x 4'3")

Linking the kitchen and dining room, the rear hallway provides access to the garden along with a useful storage cupboard.



Ground Floor Bedroom

3.32m x 3.24m (10'10" x 10'7")

A comfortable double bedroom on the ground floor with exposed ceiling beams and a large window overlooking the front garden. The walls are painted above a
dado rail with a pretty floral paper below, and the room is fully carpeted. There is ample space for a double bed with bedside tables and a chest of drawers, making
it ideal as a principal bedroom, guest room or for those wishing to live on one level.



Shower Room

1.83m x 2.20m (6'0" x 7'2")

The shower room is fitted with a quadrant shower enclosure, vanity unit with inset wash hand basin and storage cupboards, and a concealed-cistern WC. The walls are fully tiled in neutral mosaic tiling, the ceiling is clad with recessed downlighting and an extractor fan, and there is an obscure glazed window providing natural light.

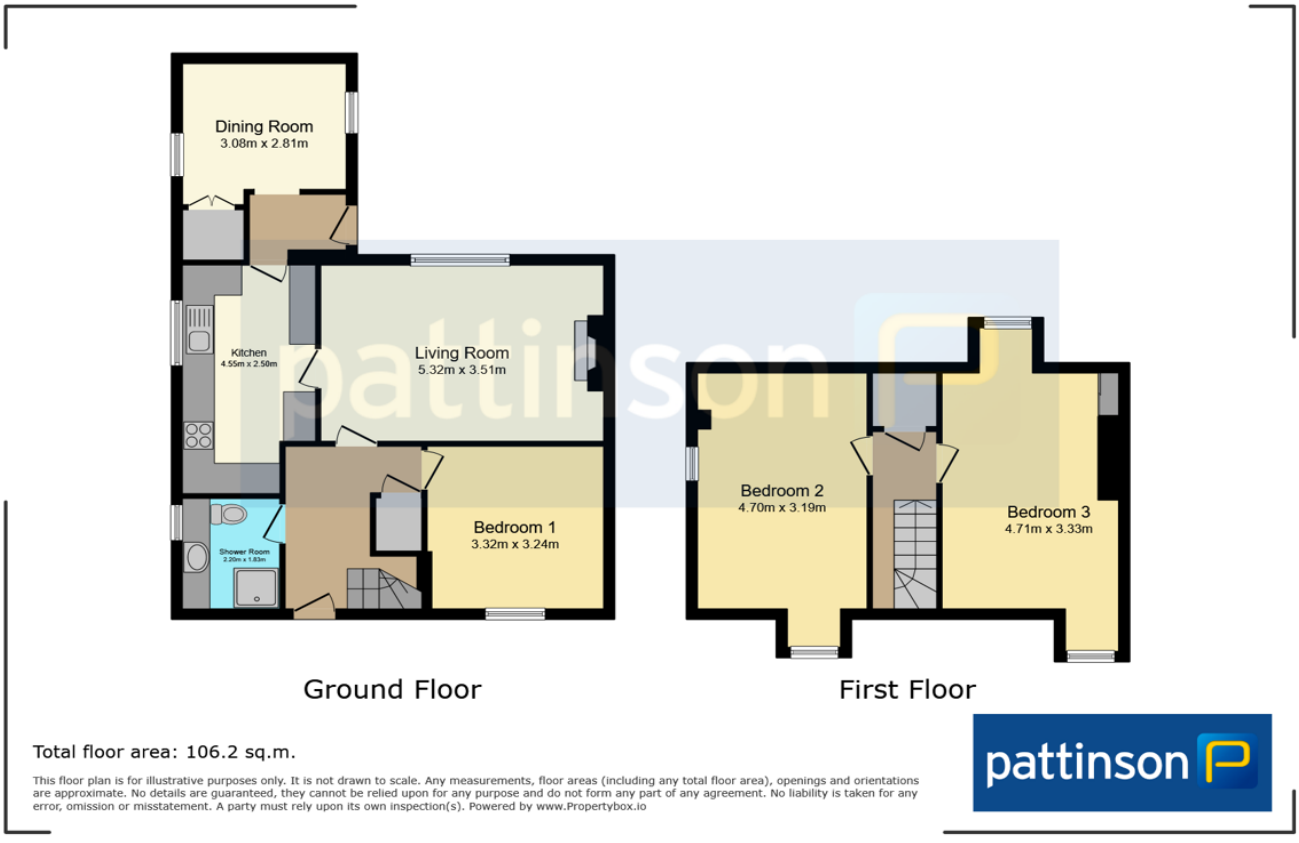


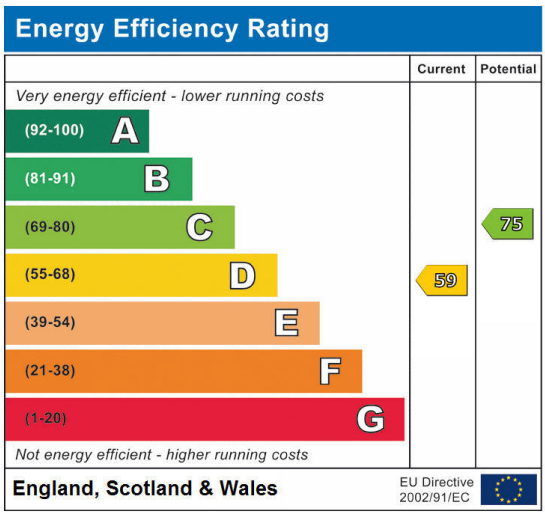
Bedroom Two

3.19m x 4.71m (10'5" x 15'5")

A bright and generous first floor double bedroom with a dormer window and a further window to the gable, filling the room with natural light. The walls are painted in soft grey with a feature papered wall and the room is fully carpeted, with a wood-floored dormer recess. There is ample space for a double bed, bedside tables, a chest of drawers and a wardrobe.







Main Street, Cornhill-on-Tweed, Northumberland, TD12 4UJ

Contact your local branch today for more information on this property:

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