

1 The Croft Cottage, Cornhill on Tweed

Edwin
Thompson



1 The Croft Cottage, Cornhill on Tweed, TD12 4UJ

Guide Price £220,000

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Description

1 The Croft Cottage is a deceptively spacious house which has been well maintained throughout. To the ground floor there is a good sized lounge offering plenty of natural light with tiled fireplace housing an wood burning stove, a well equipped kitchen with modern cream style wall and floor units, integrated dishwasher, electric oven and hob including plumbing for a washing machine, adjoining dining room, a shower room with wc and wash hand basin and the benefit of a double bedroom. To the first floor, there are two further double bedrooms.

Externally, the cottage benefits from a front, side and rear garden. The rear garden is mainly laid to lawn with a patio area. The front and side are laid to gravel and patio. The property has a walled boundary with a cast iron entrance gate.

Location

The village of Cornhill is a popular location with a superb village shop and a well-regarded restaurant and hotel, The Collingwood Arms, and is within commuting distance of Edinburgh or Newcastle with the A1 and Berwick upon Tweed railway station being 13 miles distant. The border town of Coldstream is located just over the Tweed and offers a good range of local services including a variety of shops, pubs, a tennis club, primary school and doctors and dental surgeries. A wider range of amenities can be found in Berwick upon Tweed, the region's principal town and has a comprehensive variety of shops, facilities and entertainment.

Services

The property is serviced by mains electricity and water with electric storage heaters and a small water heater which supplies hot water to the bathroom and kitchen.

Tenure

Freehold

Charges

Council Tax Band: Northumberland County Council Band A

EPC

Energy Performance Rating: D

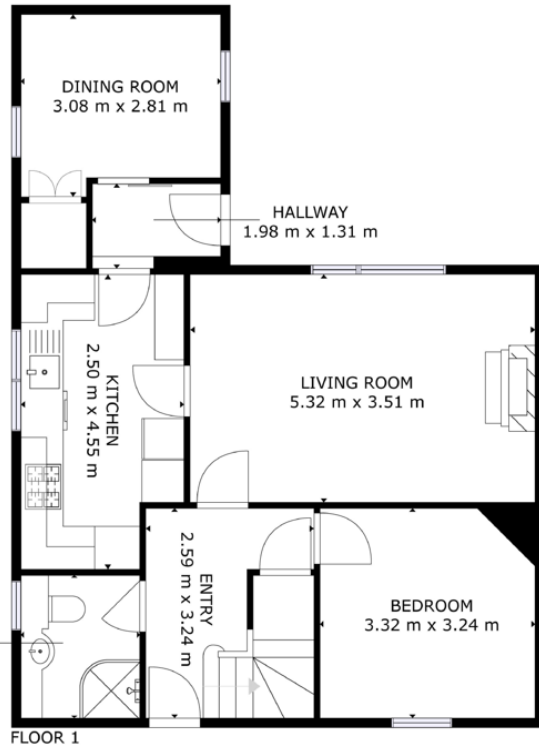
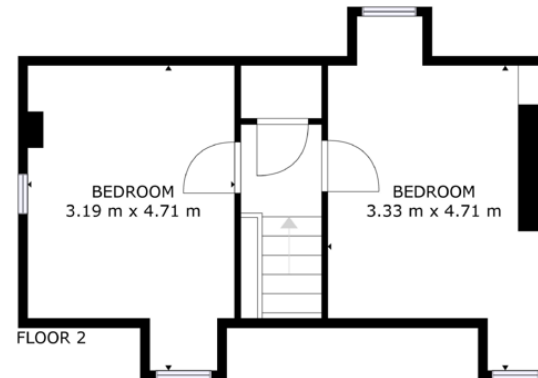


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GROSS INTERNAL AREA
FLOOR 1: 66 m², FLOOR 2: 33 m²
TOTAL : 99 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

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