





12 Meadow Cottage Knowe Head

Tweedmouth, Berwick-upon-Tweed, TD15 2EU

Offers In The Region Of £390,000

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Tucked away in a peaceful elevated position within Tweedmouth, Meadow Cottage is a beautifully presented detached stone built cottage enjoying views across the surrounding areas and its enchanting walled gardens. Full of charm and character, this delightful cottage has been thoughtfully modernised while retaining many of its original features, creating a warm and inviting home in a truly picturesque setting within walking distance to the centre of Berwick-upon-Tweed.

The accommodation begins with a welcoming entrance hall leading to an elegant dining room with parquet flooring and an attractive fireplace. The well equipped kitchen/breakfast room offers a superb range of traditional style units, integrated appliances and a range cooker, providing both practicality and timeless appeal. From the kitchen, the spacious lounge offers a cosy yet impressive living space with an inglenook fireplace with a multi-fuel stove, glazed doors open into a superb conservatory flooded with natural light and perfectly positioned to enjoy views over the gardens with direct access onto the generous patio area. The ground floor also benefits from a useful utility room and a stylish family bathroom complete with a classic four-piece suite and roll-top bath. Two separate staircases rise to the first floor where there are three well proportioned double bedrooms, two of which share a convenient Jack and Jill shower room. The property has double glazing and gas central heating throughout.

Outside, the landscaped walled gardens provide a wonderful private retreat, featuring mature planting, colourful borders and a large raised patio ideal for outdoor dining and entertaining. The converted outbuilding currently serves as a fantastic entertainment/function room complete with a fitted bar, while a secluded decked seating area beneath a vine offers the perfect spot to relax and unwind.

Meadow Cottage presents a rare opportunity, viewing is highly recommend.







Entrance Hall
14'5 x 5'1 (4.39m x 1.55m)
Partially glazed entrance door giving access to the hall, which has parquet flooring and a wooden carved staircase rising to the first floor landing. Central heating radiator and one power point.

Dining Room
14'7 x 13'4 (4.45m x 4.06m)
A spacious reception room with parquet flooring, coving and a ceiling rose. Window at the front elevation overlooking the gardens and surrounding areas. Attractive Victorian style fireplace with a coal effect gas fire, wooden carved surround and a tiled inset and built-in display shelving at the side of the fireplace. Central heating radiator with a heater cover, three wall lights with a matching central light fitting and six power points.

Kitchen/Breakfast Room
14'7 x 12'7 (4.45m x 3.84m)
Fitted with a superior range of traditional wall and base kitchen units with wood effect worktop surfaces with a tiled splash back. The kitchen incorporates an integrated fridge, a glass display cabinet, under-unit lighting, a plate and wine rack. Gas Rangemaster cooker with cooker canopy above. Built-in shelved alcove at the side of the cooker with a cupboard below. Parquet flooring, window at the front elevation with a central heating radiator below, plumbing for an automatic washing machine, one and a half bowl stainless steel sink and drainer and recessed ceiling spotlights.

Lounge
11'5 x 21' (3.48m x 6.40m)
A stunning reception room with two windows at the front and double glass doors giving access to the conservatory. The lounge has attractive parquet flooring and an inglenook fireplace with a multi-fuel stove, an oak mantelpiece and a slate hearth. Stairs to the first floor landing with built-in understairs cupboards. Recessed ceiling spotlights, two central heating radiators with heater covers and six power points.

Conservatory
13'8 x 17'6 (4.17m x 5.33m)
A superb addition to the cottage, the conservatory glazed on two sides to take full advantage of the views over the gardens at the front and it has double French doors giving access to a large patio. Central heating radiator and solid wooden flooring. Four power points.

Utility Room
4' x 11'7 (1.22m x 3.53m)
With a built-in understairs cupboard, the utility room has two skylights to the rear, built-in shelving and storage cupboards offering excellent storage and plumbing for an automatic washing machine.

Bathroom
6'9 x 8'1 (2.06m x 2.46m)
Fitted with a quality white four-piece suite comprising a roll-top bath with shower attachment, a low-level toilet, a shower cubicle with an electric shower and a wash hand basin. Central heating radiator, recessed ceiling spotlights and a frosted window at the side elevation.

First Floor Landing
9'2 x 5'1 (2.79m x 1.55m)
Window at the front with a window seat below taking advantage of the views over the garden and the surrounding areas, access to the loft.

Bedroom 3
13'4 x 13'4 (4.06m x 4.06m)
A good sized double bedroom with two built-in double wardrobes offering excellent storage and a window at the front elevation with a central heating radiator below. Wooden panelled walls and recessed ceiling spotlights. Four power points.





Bedroom 2

13'4 x 12'2 (4.06m x 3.71m)

Another double bedroom with a window at the front, two central heating radiators, wooden panelled walls and recessed ceiling spotlights. Four power points. Door to the Jack and Jill shower room.

Jack and Jill Shower Room

7'4 x 6'4 (2.24m x 1.93m)

Fitted with a quality white suite comprising a double shower cubicle with an electric shower, a low-level toilet and a wash hand basin with a mirror above and storage shelving.

Bedroom 1

12'5 x 12'6 (3.78m x 3.81m)

A generous double bedroom with two windows at the front, a central heating radiator and a large built-in storage cupboard. Four power points and a door to stairs leading down to the lounge.

Gardens and Outhouses

The current owners have converted an outbuilding at the bottom of the garden into a superb function room, which has a fitted bar and a gas stove, ensuring it can be used all year around. This could be used as an office if required. There are useful storage sheds attached onto the function room. The stunning walled gardens are private, with well stocked flowerbeds and shrubberies, a large decked sitting area next to the function room with a vine. The gardens are taken advantage of by a large elevated patio next to the cottage and a summerhouse at the bottom. There is a greenhouse and a further lawn area behind the summerhouse with a garden shed. This garden is delight and would suit keen gardeners, who will appreciate all it has to offer.

General Information

All fitted floor coverings are included in the sale.
All mains services are connected.
Full gas central heating.
Full double glazing.
All interior outside walls are fully insulated
Insulated loft
Council tax band: C
EPC: TBC

Agency Details

OFFICE OPENING HOURS
Monday - Friday 9.00 am - 5.00 pm
Saturday 9.00 am - 12.00 pm
Saturday Viewings 12.00pm - 1.00pm

FIXTURES & FITTINGS
Items described in these particulars are included in the sale, all other items are specifically excluded.
All heating systems and their appliances are untested.
This brochure including photography was prepared in accordance with the sellers' instructions.





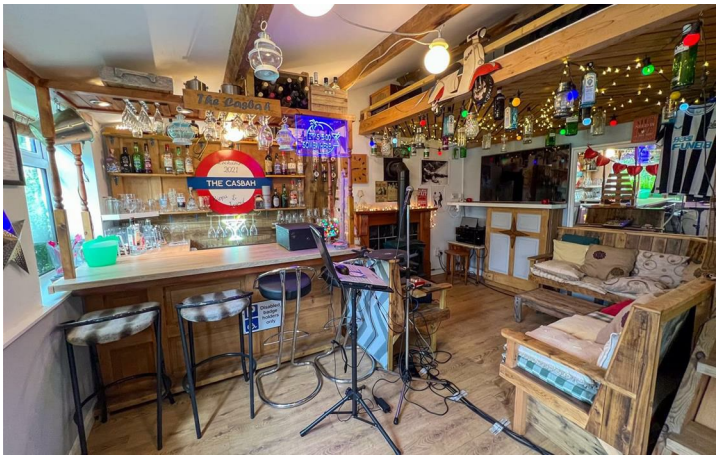








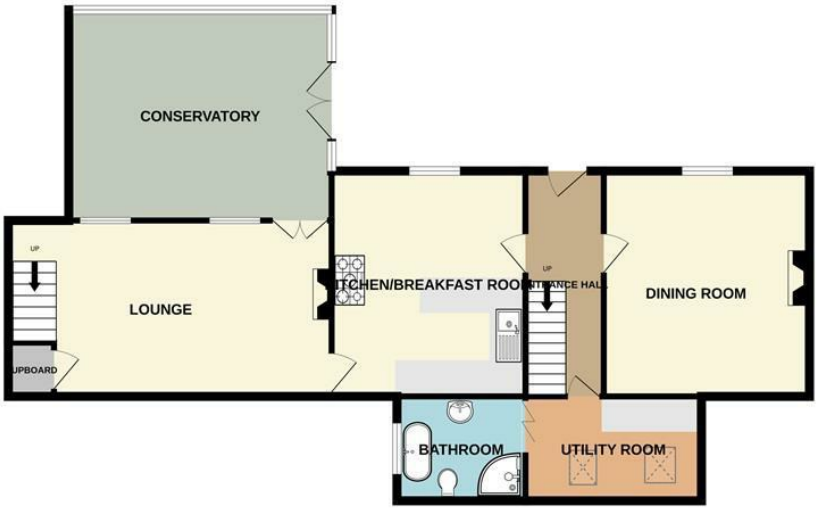



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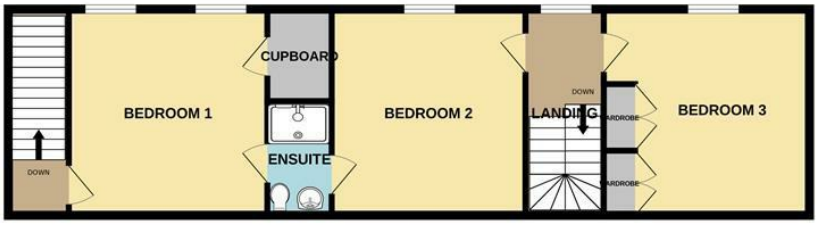




GROUND FLOOR
1054 sq.ft. (97.9 sq.m.) approx.



1ST FLOOR
696 sq.ft. (64.7 sq.m.) approx.



TOTAL FLOOR AREA : 1750 sq.ft. (162.6 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 as to their operability or efficiency can be given.
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