



Alaya Cottage, 4 Schoolers Row

Paxton, Berwickshire, TD15 1TE

Offers Over £220,000

Ref: 116

We are delighted to offer for sale this charming mid-terraced cottage, which is located on the outskirts of this picturesque Border village with countryside views. Alaya Cottage has had a two storey extension to the rear, which has to be viewed internally to appreciate the deceptively spacious accommodation. The present owners have tastefully upgraded and transformed the property into a stunning cottage with character and charm, with the benefits of modern fixtures and fittings.

The cottage is entered to the front into an entrance hall, which has stairs to the first floor landing and a door to the lounge with a dining area, which has a bay window to the front, a beamed ceiling and an inglenook fireplace with a log burning stove. Quality fitted kitchen/breakfast room with putty coloured shaker units with integrated appliances and access to the rear garden. On the first floor is a modern bathroom and three bedrooms, with the main bedroom having lovely views over the surrounding countryside and fitted wardrobes.

Large enclosed private garden to the rear with a patio next to the property overlooking lawns and a further patio at the bottom of the garden with a timber shed.

Alaya Cottage has full electric heating and double glazing. This property is ready to walk into and we would highly recommend viewing.



Paxton

The village of Paxton is located five miles west of the nearest town Berwick-upon-Tweed. The village has the historic Paxton House on its doorstep, which is open to the public with eighty acres, a coffee shop and boat trips on the River Tweed. The village has the Cross Inn public house which offers excellent bar meals and is an ideal meeting place to socialise. The town of Berwick-upon-Tweed has a variety of shopping, restaurants and sporting facilities, which includes a new sports centre which is in the process of being built. Berwick-upon-Tweed has a railway station on the east coast line, making it easy to commute to Edinburgh, Newcastle and London.

Entrance Hall

6'4 x 8'6 (1.93m x 2.59m)

Partially glazed door to the entrance hall, which has stairs to the first floor landing with a built-in under stairs cupboard. Central heating radiator and a door to the lounge.

Lounge/Dining Area

19'9 x 21' (6.02m x 6.40m)

A spacious reception room with a beamed ceiling, half panelled walls and an inglenook fireplace with a tiled hearth and a log burning stove. Bay window to the front, three wall lights and two electric heaters. Television point and seven double power points.

Kitchen/Breakfast Room

8'2 x 15'2 (2.49m x 4.62m)

Fitted with a superb range of putty coloured wall and floor shaker styled kitchen units, with granite effect worktop surfaces. The

kitchen incorporates a glass display cabinet, an integrated fridge, freezer and automatic washing machine. Built-in oven, four ring gas hob with cooker hood above. Built-in shelved storage cupboard housing the hot water tank. One and a half bowl sink and drainer below the double window to the rear with views over the garden and there is a partially glazed entrance door. Electric heater and eight power points.

First Floor Landing

Giving access to all the rooms on the first floor level and the loft, the landing has a cupboard housing electric meters, a skylight to the front, electric heater and one power points.

Bedroom 1

14'8 x 15'1 (4.47m x 4.60m)

A bright and airy double bedroom with bay window to the front with pleasant countryside views. Built-in double and single wardrobe offering excellent storage. Electric heater, access to eaves storage and one double power point.

Bedroom 2

15'8 x 7'8 (4.78m x 2.34m)

Another double bedroom with the window to the rear and an electric heater. One double and one single power points.

Bathroom

8'6 x 5'4 (2.59m x 1.63m)

Fitted with a modern white three-piece suite, which includes a bath with a shower attachment and screen above. A wash hand basin with a vanity unit below and a mirror above and a toilet with a toilet roll holder.



Frosted window to the rear, a heated towel rail, extractor fan and an electric fan wall heater.

Bedroom 3

11'7 x 8'2 (3.53m x 2.49m)

A single bedroom with a built-in wardrobe and an electric heater. Double window to the rear and one double power point.

Garden

A large fully enclosed private garden to the rear, which has a patio beside the cottage overlooking the lawns which leads to a further patio at the bottom of the garden with a timber garden shed.

Home Report

General Information

Full double glazing.

Full electric heating.

All fitted floor coverings are included in the sale.

All mains services are connected except for gas.

Council tax band

Agents Notes

OFFICE OPENING HOURS

Monday - Friday 9.00 - 17.00

Saturday 9.00 - 12.00

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.

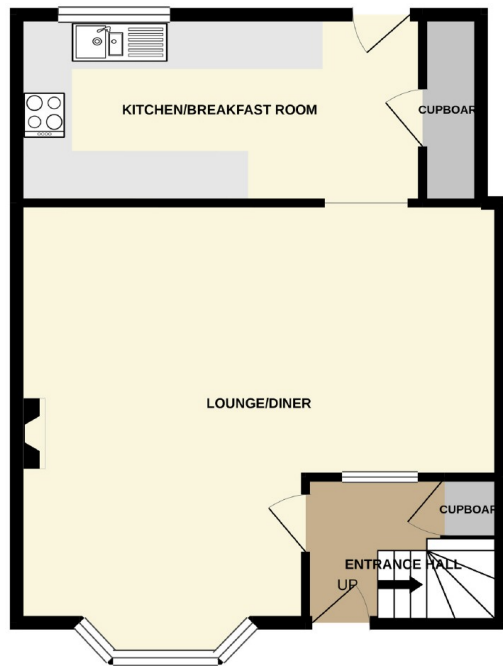
VIEWING

Strictly by appointment with the selling agent and viewing guidelines due to Coronavirus (Covid-19) to be adhered to.

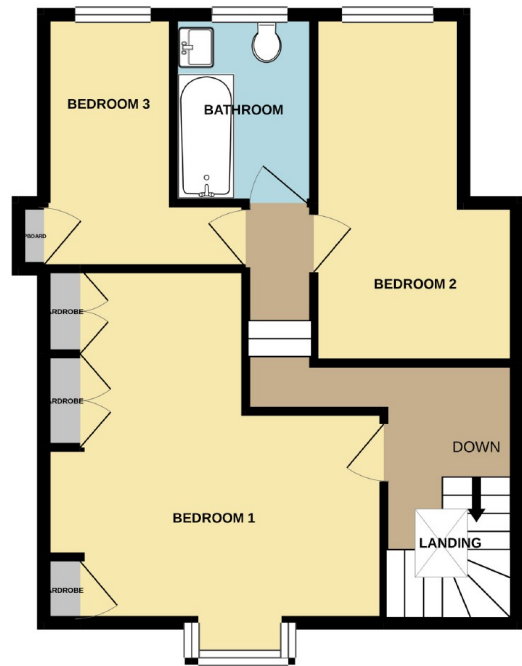




GROUND FLOOR
554 sq.ft. (51.5 sq.m.) approx.



1ST FLOOR
532 sq.ft. (49.5 sq.m.) approx.



TOTAL FLOOR AREA : 1087 sq.ft. (101.0 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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