



The Causeway, 1 Dryburn Road, Lowick
£335,000

PATON & CO
ESTATE AGENTS





The Causeway, 1 Dryburn Road

Lowick, Berwick-Upon-Tweed

The Causeway is a generous detached bungalow set within a generous plot situated in the popular Northumbrian village of Lowick.

- Generous Detached Bungalow
- Ample Off Street Parking & Garage
- Central Village Location
- Open Countryside Views to the Rear
- Generous Plot
- Spacious Accommodation

ACCOMMODATION COMPRISES

Internal - Entrance Hall, a Dual Aspect Sitting Room, Kitchen with Open Countryside Views, a Utility Room with Adjoining WC, a Dining Room, a Family Bathroom, Ample Storage, a Principal Bedroom with an En-Suite and Built-in Wardrobes, Two Further Double Bedrooms with Built-in Wardrobes.

Garden & Grounds - Ample Off-Street Parking, a Garage, an Outbuilding, Lawn, Shed, Greenhouse, Mature Plants and Shrubs.



Property Description

The Causeway is a well-presented and generously proportioned, detached home, set within a peaceful position on the edge of the popular village of Lowick. Enjoying open countryside views to the rear and a sense of space both inside and out, the property offers comfortable and flexible accommodation ideal for family living.

The internal layout begins with a welcoming entrance hall leading through to a bright dual-aspect sitting room, providing an abundance of natural light. The kitchen enjoys open views across the surrounding countryside and is complemented by a useful utility room with adjoining WC. Further accommodation includes a separate dining room, a family bathroom, and ample built-in storage throughout the property. The principal bedroom benefits from built-in wardrobes and a private en-suite shower room, while two further well-proportioned double bedrooms also feature built-in wardrobes.

Externally, the property sits within generous garden grounds offering excellent outdoor space. There is ample off-street parking, a garage, and an additional outbuilding, along with a lawned garden, shed, and greenhouse. Mature plants and shrubs provide both privacy and seasonal interest, creating a well-established and attractive setting.





Area Insights

Dryburn Road is positioned behind the main street in the popular village of Lowick, in North Northumberland, in between Wooler to the south and Berwick upon Tweed to the North. Lowick is a thriving and popular village with an incredibly strong social community centred around it.

The village hall has recently been completely refurbished and offer a variety of events which include a heritage group, quilting, a film club and pilates classes. The village also offers some excellent local amenities and facilities such as a well-stocked village shop, a first school and two public houses. A Post Office van visits the village frequently and a mobile library and a fish and chip van also visit the village. Lowick offers some particularly beautiful walks nearby such as St Cuthberts Cave or on the stunning beaches of Holy Island, Goswick or Ross.

The historic market town of Wooler lies 8 miles due south of Lowick. Wooler offers some excellent local shopping, several public houses and restaurants and a CO-OP supermarket. Wooler also offers access to the Northumberland National Park, the largest national park in the UK and a wonderful place to explore the beauty of the surrounding area. Berwick upon Tweed is only 10 miles north of Lowick and is famed for its stunning architecture.

Berwick has a wide selection of amenities and is well serviced with local and national shops, five national supermarkets and schooling for all ages including a private school at Longridge Towers. Berwick also has a selection of leisure and sports clubs, banks, public houses, restaurants and The Malting theatre and cinema which offers daily shows and movies. There is a main line railway station which has regular trains to both Edinburgh, Newcastle and London, both Edinburgh and Newcastle are sub one hour travel time and London in circa 3 hours 45 minutes. There is also the A1 trunk road which bypasses the town and provides easy access both north and south respectively.

The local area has a wide range of popular attractions and activities including Northumberland's stunning coastline of unspoilt beaches and beautiful landscapes; Lindisfarne National Nature Reserve, Bamburgh Castle and the ancient Border towns of Coldstream, Kelso and Melrose are all within easy reach.

Country and sporting pursuits are also readily available, including hill walking, salmon and trout fishing, riding, hunting and shooting. Golf is available locally with Goswick Golf Course being on the door step. Swimming, a gymnasium, squash courts and indoor bowling facilities exist at the new Berwick Sports & Leisure Centre.

Despite Lowick's proximity to both Edinburgh and Newcastle, the area has a low population and can therefore offer a quality of life that is becoming increasingly rare.

Useful Links

Lowick First School - <https://www.lowickholylislandschools.org.uk/website>

Lowick Life - <https://lowick.live/the-village-hall>

Lowick Village Hall - <https://www.lowickvillagehall.org/>

The Black Bull - <https://blackbulllowick.co.uk>

The White Swan - <https://thewhiteswanlowick.co.uk>

Doddington Dairy - <http://www.doddingtondairy.co.uk>

Wooler Golf Club - <http://www.woolergolf.co.uk>

Goswick Golf Club - <https://www.goswickgolfclub.com>

Longridge Towers School - <https://lts.org.uk>

Berwick Train Station - <https://www.lner.co.uk/the-east-coast-experience/our-stations/berwick-upon-tweed-station>

Holy Island - <https://www.lindisfarne.org.uk>

The Barn at Beal - <https://thebarnatbeal.co.uk/>





General Remarks

Services

Mains electricity, water, drainage, oil central heating. Fibre broadband services available.

Fixtures and Fittings

All fitted carpets, curtain poles, blinds, light fittings and integrated appliances form part of the sale.

Listing and Conservation

The Causeway is not listed nor does it lie within a conservation area.

Council Tax

Band C

Tenure

Freehold

EPC Energy Efficiency Rating

Band D



GROUND FLOOR

THE CAUSEWAY TD15 2TT
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1,253 SQ FT / 116 SQ M

GARAGE 161 SQ FT / 15 SQ M

SHED 129 SQ FT / 12 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.

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Compliance

All successful bidders will be subject to third party proof of funding and AML (Anti Money Laundering) checks. These checks will consist of proof of address, proof of ID and proof of how the purchase is being funded. Please note there will be a charge of £25 + VAT £30 total per individual. To find out how we process Personal Data, please refer to our privacy policy: <https://www.patonandco.com/privacy-policy/>

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