



## Apple Tree Cottage, 11 The Village

Fenwick, Northumberland, TD15 2PQ

**O.I.R.O £175,000**

Ref: 39

Situated in the heart of this picturesque Northumberland village, this attractive stone built mid-terraced cottage has tremendous character and charm. AppleTree Cottage has been run as a holiday let, however, it would make a superb permanent home, which has double glazing and lpg central heating. The spacious interior has many of its original features and comprises of a large living room with a stone built inglenook fireplace with a multi-fuel stove, a breakfasting kitchen with traditional pine units, two bedrooms of the first floor and a bathroom.

Large informal garden to the front of the cottage and parking to the rear, with outhouses and a shared drying area.

Fenwick village has easy access to the main A1 road, making is easy to commute to north and south of the county. The nearest town is Berwick-upon-Tweed some 10 miles north, which has varied shopping, sporting facilities and a railway station. To the south is Alnwick some 18 miles from Fenwick and Bamburgh is 9 miles away where there is one of the best beaches in the country.

Viewing is highly recommended.



## Living Room/Dining Area

18'3 x 17'5 (5.56m x 5.31m)

Partially glazed door giving access to the spacious dual aspect living room, with a double window to the front and a single window to the rear. Attractive stone built inglenook fireplace with a multi-fuel stove sitting on a brick hearth. Three central heating radiators, two wall lights and two ceiling lights. Stairs to the first floor landing, eight power points and a television point.

## Kitchen/Breakfast Room

9'1 x 12'6 (2.77m x 3.81m)

Fitted with a range of traditional wall and floor cottage style pine units, with wood effect worktop surfaces. Sink and drainer below one of the two windows to the rear. Plumbing for an automatic washing machine, Zanussi electric cooker and space for a fridge. Wall mounted Worcester central heating boiler, eight power points, a central heating radiator and a door to the rear porch.

## Rear Porch

4'3 x 5'4 (1.30m x 1.63m)

With double windows to either side of the porch and an entrance door to the rear of the cottage, the porch has a tiled floor and storage shelving.

## First Floor Landing

7'6 x 6'3 (2.29m x 1.91m)

Access to the loft and two power points.

## Bedroom 1

11'5 x 10'10 (3.48m x 3.30m)

A generous double bedroom with a window to the front with a central heating radiator below. Built-in corner wardrobe with hanging

and shelved storage. Two power points.

## Bedroom 2

8'7 x 7'6 (2.62m x 2.29m)

A single bedroom with a window to the front with a central heating radiator below. Four power points

## Bathroom

5'4 x 8'8 (1.63m x 2.64m)

White three-piece suite which includes a bath with a shower attachment rail and curtain above, wash and basin with a cup holder, mirror and shaver socket above. Toilet with a toilet roll holder, a central heating radiator and a built-in airing cupboard.

## Garden

Large informal garden at the front of the cottage which is laid to lawns, with well stocked shrubberies, flowerbeds and fruit trees. Stone built outhouses offering an ideal storage area for fuel and garden equipment. Shared drying green the rear of the outbuildings and 'off road' parking.

## General Information

General information

All fitted floor coverings are included in the sale

Full LPG central heating.

Full double glazing with exception of the porch.

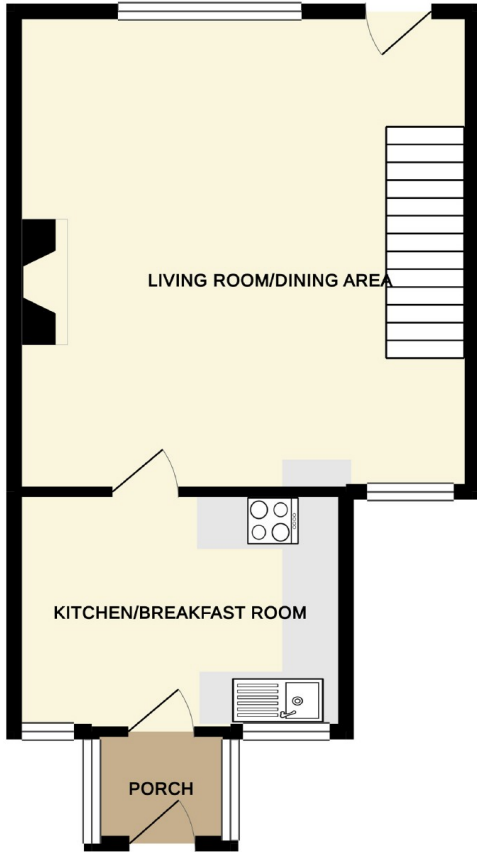
Freehold

All mains services are connected except for gas.

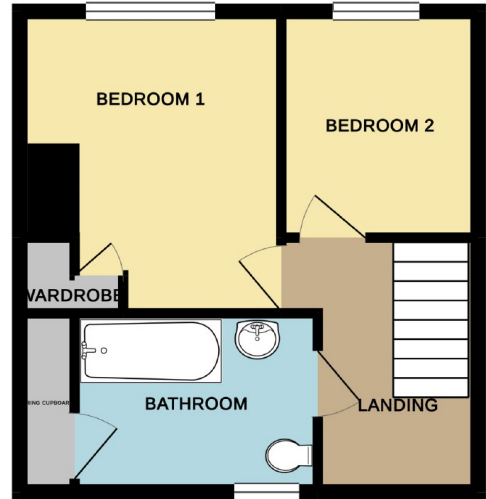
Council tax band A.



**GROUND FLOOR**  
454 sq. ft. (42.1 sq. m.) approx.



**1ST FLOOR**  
317 sq. ft. (29.4 sq. m.) approx.



**TOTAL FLOOR AREA:** 771 sq. ft. (71.6 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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