



The Old Farmhouse,

Ancroft, Berwick-upon-Tweed, TD15 2TA

O.I.R.O £450,000

Ref: Ref 44

A fantastic opportunity to purchase this attractive traditional farmhouse, which is set in the heart of the Northumberland countryside, with superb open views of the surrounding farmland and towards the Cheviot Hills. The property is conveniently located approximately four miles from Berwick-upon-Tweed, where there is varied shopping and the nearest train station.

The present owners have been running a bed and breakfast establishment from the farmhouse, which will offer the purchaser an excellent business opportunity, however, it would make a stunning family home. The farmhouse has three reception rooms, a stunning farmhouse oak kitchen with Aga and appliances, an office, four bedrooms two of which are en-suite and a family bathroom. The property has full double glazing and oil fired central heating.

The interior has well proportioned living accommodation, with many of the original features including, stripped pine doors and floors, coving and ceiling roses and stone built fireplaces. All the fittings and fixtures have been installed to the highest of quality.

Viewing is highly recommended.

Entrance Hall

6.73m x 2.54m (22'1" x 8'4")

Partially glazed entrance door to the hall which has a tiled floor. Walk-in under stairs cupboard. Window to the rear. Central heating radiator. Cupboard housing the electric meters. Central ceiling rose. Two wall lights and two power points.

Lounge

5.59m x 4.52m (18'4" x 14'10")

A superb reception room with cornice and a central ceiling rose. Stone built open coal fireplace with stone hearth and oak mantelpiece. Two arched display alcoves. Central heating radiator. Double six pane doors to the sun room. Twelve power points.

Farmhouse Kitchen

6.71m x 4.70m (22'0" x 15'5")

Fitted with a top quality medium oak kitchen, with an excellent range of wall and floor units which incorporates, two glass wall display cabinets, full length larder units, under unit lighting and wine racks. Spacious granite worktop surfaces with a tiled splash back. Feature stone archway with a built in oil fired Aga. Built in wine chiller, double oven and four ring ceramic hob above. Integrated dish washing machine. One and a half bowl sink and drainer below the triple window to the front. Central heating radiator. (The American styled fridge freezer can be bought by separate negotiation). Glazed entrance door to the front garden. Inset ceiling spot lights. Twenty one power points. Television point.

Internal Hall

5.23m x 1.14m (17'2" x 3'9")

Stairs to the first floor landing. Central heating radiator. One power point.

Sitting Room

4.60m x 5.23m (15'1" x 17'2")

A good sized sitting room with a stone built Inglenook fireplace with a stone hearth. Built in double cupboards to either side of the fireplace. Central heating radiator. Stripped pine flooring, Inglenook and a central ceiling rose. Double six pane doors to the sun lounge.

Sun Lounge

8.08m x 2.84m (26'6" x 9'4")

A excellent addition to the front of the house which is glazed on all sides taking advantage of the superb views over the surrounding Countryside towards the Cheviot Hills. Double french doors to the front gardens. Two central heating radiators. Two wall lights and tiled flooring. Two Velux windows to the front. Television point. Eight power points.

Office

5.00m x 2.74m (16'5" x 9'0")

With a built in workstation, which comprises of a peninsular desk with storage areas below, with drawers. Inset ceiling spot lights. One double and one single built in storage cupboard. Picture window to the rear and a window to the side. Inset ceiling spot lights. Central heating radiator. Telephone and television point.

Rear Hall

8'1 x 6' (2.46m x 1.83m)

Glazed entrance door from the rear of the house leading to the hall with a tiled floor. Door to main house and door to internal hall. Velux window to the rear.

Internal Hall

15'2 x 3'8 (4.62m x 1.12m)

Two Velux windows to the rear. Large walk-in storage cupboard. Central heating radiator.

Shower Room

9'4 x 4'4 (2.84m x 1.32m)

With white three piece suite which includes a shower cubicle with a Mira electric shower. W.C with toilet roll holder. Wash hand basin with a vanity unit below and mirror and lighting above. Heated towel rail. Frosted window to the rear. Tiled flooring.

First Floor Landing

Access to the fully floored loft via a pull down ladder. Central heating radiator. One power point.

Bedroom 1

4.27m x 4.57m (14'0" x 15'0")

A large double bedroom with coving and a built in storage cupboard. Window to the front with a central heating radiator below. Inset ceiling spot lights, a television point and nine power points.

En Suite Shower Room

2.79m x 1.83m (9'2" x 6'0")

With a quality white three piece suite which includes, a walk-in shower cubicle with a Mira electric shower. Low level W.C with a toilet roll holder and a cupboard behind and above. Wash hand basin with a mirror, lighting and a double shaver socket above. Heated towel rail. Built in storage cupboards. Inset ceiling spot lights. Extractor fan.

Family Bathroom

3.40m x 2.87m (11'2" x 9'5")

A spacious bathroom which is fitted with a top quality white four piece suite, which includes a large jacuzzi bath with a shower above. W.C with a toilet roll holder. Double shower cubicle. Wash hand basin with a mirror, light and double shaver socket above. Heated towel rail. Frosted window to the side with a central heating radiator below.

Bedroom 2

3.99m x 2.84m (13'1" x 9'4")

A double bedroom with a window to the rear. Central heating radiator. Five power points. Television point.

En Suite Shower Room

2.82m x 1.17m (9'3" x 3'10")

With a white three piece suite, which includes a double shower cubicle with a Mira electric shower. W.C with toilet roll holder. Wash hand basin with mirror, lighting and double shaver socket above. Heated towel rail. Window to the side. Inset ceiling spot lights.

Bedroom 3

4.60m x 3.58m (15'1" x 11'9")

A double bedroom with built in wardrobes to one wall offering excellent storage facilities. Double window to the front with a central heating radiator below. Television point and six power points.

Bedroom 4

3.56m x 2.11m (11'8" x 6'11")

Window to the front. Central heating radiator. Four power points.

Outside

There is ample parking to the rear of the house. Superb fully landscaped gardens and grounds to the front of the property which are laid to lawns with well stocked flowerbeds and patio areas to take advantage of the stunning views. There is a stone built well.

General Information

Services - private water supply, drainage into septic tank, mains electric.

All fitted floor coverings included in sale.

Full double glazing.

Full oil fired central heating.

Farmhouse - Energy Rating D.

Agents Information

Opening Hours

Monday - Friday 9.00 am - 5.00 pm

Saturday 9.00 am - 1.00 pm

Viewings

Strictly by appointment with the selling agent.

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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