



## Mill Of Ord, 5 Millfield Place

East Ord, Berwick-upon-Tweed, TD15 2LY

**O.I.R.O £195,000**

Ref:



Located in the much sought after East Ord village, this attractive stone built Victorian house, offers ideal living accommodation for a family. The property was originally the old Water Mill, which was converted into a house many years later to create this charming and well presented house.

Mill of Ord is entered through a porch, which the owners use to sit and enjoy the south facing front garden, this leads to a generous living room with attractive fireplace and onto the separate dining room. The property has a breakfasting kitchen with an excellent range of cream shaker styled units with appliances, there is a cloakroom on the ground floor and a utility cupboard.

On the first floor is a family bathroom and four bedrooms, three of which are double. The house has double glazing and gas central heating.

Ample 'off road' parking on a driveway for a number of vehicles and the gardens have been landscaped for ease of maintenance, which includes a large decked sitting area.

Viewing is recommended.



## East Ord

East Ord is a small village that lies on the outskirts of Berwick-upon-Tweed, approximately 1.5 miles from the centre of the town. The main A1 road bounds the village, making it very accessible to north and south commuting. The village has a village hall, the popular Salmon Inn and the Berwick Garden Centre. Easy walking distance the Tesco supermarket. The village has a regular bus service to and from Berwick-upon-Tweed.

### Entrance Porch

5'5 x 5'5 (1.65m x 1.65m)

Glazed entrance door to the front giving access to the porch, which is glazed on three sides to take advantage of the views over the front garden. Door to the living room.

### Living Room

12'4 x 15'8 (3.76m x 4.78m)

A good sized reception room with an attractive wooden carved fireplace, with a marble inset and hearth and coal effect gas fire. Window to the front and two wall lights with two matching ceiling lights. Stairs to the first floor landing with an under stairs cupboard. Central heating radiator, television and telephone points and five power points. Door to the kitchen and a partially glazed door to the dining room with a glass panel to either side.

### Dining Room

11'3 x 10'1 (3.43m x 3.07m)

With ample space for a table and chairs, the dining room has a window to the rear and a central heating radiator. Two power points.

### Kitchen/Breakfast Room

15'4 x 10'1 (4.67m x 3.07m)

Fitted with an excellent range of cream wall and floor shaker styled units, with under unit lighting, granite effect worktop surfaces with a tiled splash back and a wine rack. Built-in eye level double oven, four ring induction hob with a cooker hood above. One and a half bowl stainless steel sink and drainer below the window to the front. Plumbing for automatic and dish washing machines, a central heating radiator and eight power points.

### Rear Hall

9'6 x 3' (2.90m x 0.91m)

Partially glazed door to the rear of the house, access to the cloakroom and utility room.

### Cloakroom

3'8 x 4'5 (1.12m x 1.35m)

White wash hand basin and toilet, the cloakroom also has a window to the rear and a wall mounted central heating boiler.

### Utility Cupboard

3'9 x 4'5 (1.14m x 1.35m)

Plumbing for an automatic washing machine and two power points.

### First Floor Landing

23'9 x 2'9 (7.24m x 0.84m)

Giving access to all the rooms on the first floor level and two access hatches to the loft. Built-in storage cupboard, a central heating radiator and one power point.

### Bedroom 1

12'6 x 10'3 (3.81m x 3.12m)

A generous double bedroom with a window to the front and a central heating radiator. One power point.

### Bedroom 2

13'4 x 8'1 (4.06m x 2.46m)

Another double bedroom with a window to the front and a central heating radiator. Four power points.

### Bedroom 3

8' x 10'1 (2.44m x 3.07m)

A good sized double bedroom with a window to the rear, a central heating radiator and two power points.

### Bedroom 4

10'2 x 5'3 (3.10m x 1.60m)

A single bedroom with a window to the front and two power points.

### Bathroom

7'8 x 8' (2.34m x 2.44m)

Fitted with a white three piece suite, which includes a shower bath with an electric shower and screen above, a wash hand basin below the frosted window to the rear and a toilet. Built-in airing cupboard housing the hot water tank. Central heating radiator with a towel rail above.

### Gardens

Gates giving access to a concrete driveway offering ample 'off street' parking. The garden has been landscaped for ease of maintenance, which has been laid to red chippings and a large elevated decked sitting area. Small courtyard to the rear.

### General Information

Full double glazing.

Full gas central heating.

All fitted floor coverings are included in the sale.

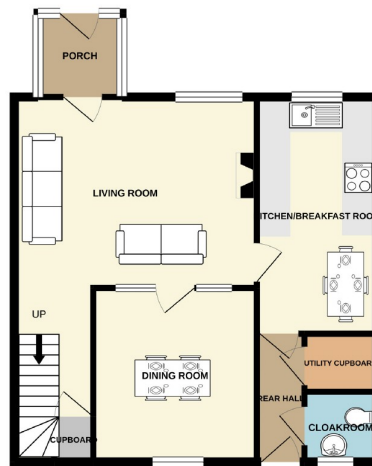
All mains services are connected.

Freehold.

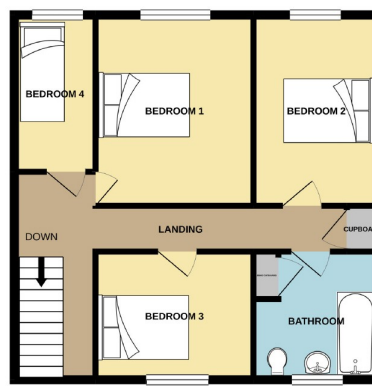
Council tax band B.



GROUND FLOOR  
579 sq.ft. (53.8 sq.m.) approx.



1ST FLOOR  
557 sq.ft. (51.7 sq.m.) approx.



TOTAL FLOOR AREA : 1136 sq.ft. (105.6 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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