



Keepers Cottage

Wark



Keepers Cottage' is a truly attractive three bedroom contemporary house cleverly finished in traditional style. The property enjoys an excellent position on the edge of the village of Wark which lies just over the Border on the south bank of the river a few miles upstream from the nearby village of Cornhill-on-Tweed. The property benefits from an extensive drive, an attractive frontage, open outlooks and easily maintained landscaped gardens which surround the property. The accommodation has been thoughtfully planned and benefits from dual aspect windows to the front and rear which also helps to enhance the natural light and feeling of space.



LOCATION

The village of Wark is situated in North Northumberland close to the Scottish Border, on the banks of the River Tweed. Some two miles north of Cornhill on Tweed, Wark was part of the much fought over "debatable lands" disputed territory before the Border was settled with nearby Wark Castle giving an indication of the part it had to play in Borders history. Delightful river walks abound with the nearby Tweed famous for its superb salmon fishing. The charming town of Kelso is just over the Border some seven miles west with Berwick upon Tweed 14 miles east providing excellent shopping facilities, road and rail links.

ACCOMMODATION SUMMARY

Central Hallway, Lounge, Dining Kitchen, Utility, Downstairs WC, Three Bedrooms, Master with En-Suite Shower Room, Family Bathroom, Integral Double Garage. Gardens to Front and Rear. Off-Street Parking. Double Glazing. LPG Central Heating.

ENTRANCE

An extensive tarmac driveway to the front of the property and the double garage, provide ample private parking. The driveway is flanked by a neat area of lawn and landscaped garden. Steps lead to a canopied central entrance door with pillars to either side.

GROUND FLOOR

The entrance hall ensures a lovely warm welcome with carpeted staircase extending to the upper floor and an interesting feature provided by the front facing 'porthole' style window. Double doors from the hall open into the lounge which is a beautifully presented room, flooded with natural light thanks to the dual aspect incorporating double doors opening onto a sheltered patio at the rear. A tasteful feature wall houses a contemporary log burning stove which is set onto a slate hearth with solid oak mantle over. To the far side of the hallway is the dining kitchen which is fitted with a good range of cream fronted Shaker style units with beech block worktops and mosaic tiled splash back. The kitchen area lies towards the rear of the room with window overlooking the garden whilst to the front there is ample space for dining with a further window enjoying lovely

outlooks over the open countryside opposite. A rear hall extends off the kitchen to the utility room which is also fitted with a range of base units with space and plumbing for additional appliances. A door from the utility allows access to the integral garage whilst also giving access to the adjoining cloakroom which is fitted with a WC and pedestal sink.

UPPER FLOOR

A painted exposed timber staircase leads to a half landing window overlooking the delightful rear patio and stairs continuing up to the upper landing with spindled balustrade. The master bedroom is a particularly bright and airy double room, with windows to the rear overlooking the garden as well as dormer windows to the front with views over beautiful surrounding countryside. The master bedroom benefits from a freshly presented en-suite shower which is fully tiled and comprises a recessed shower cubicle, WC and pedestal wash hand basin. Bedrooms two and three are both further double rooms, one enjoying an open aspect to the front whilst the other overlooks the rear garden. The family bathroom comprises a white three price suite with shower over the bath and velux window to the front.

EXTERNAL

A paved patio lies along the rear of the property providing an extremely pleasant and sheltered spot to sit throughout the summer months, with paved paths round either side and a landscaped rockery to rear beyond providing a high degree of colour and interest. There is the added luxury of a hot tub which is available by negotiation or could be removed by the seller.

INTEGRAL DOUBLE GARAGE

Wide remote controlled roller door to front with ample space at the rear of the garage for storage, workshop area and freezer. Over rafter storage.

MEASUREMENTS

Lounge	6.37m x 4.62m (20'9" x 15'2")
Dining Kitchen	6.33m x 3.07m (20'8" x 10'1")
Utility Room	2.43m x 1.95m (8'1" x 6'5")

Cloakroom	1.96m x 1.12m (6'5" x 3'8")
Master Bedroom	6.48m x 3.03m (21'2" x 9'11")
Bedroom Two	4.23m x 3.20m (13'10" x 10'6")
Bedroom Three	4.69m x 3.16m (15'4" x 10'4")
Family Bathroom	2.10m x 1.98m (5'10" x 6'11")
Integral Double Garage	6.15m x 5.08m (20'2" x 16'8")

SERVICES

Mains electricity, water and drainage. Double glazed. LPG Central Heating.

COUNCIL TAX

Band D

ENERGY EFFICIENCY

Rating D

VIEWING

To arrange a viewing contact the selling agents, Hastings Legal on 01573-225999-lines open until 10pm 7 days a week.

MARKETING POLICY

Offers are invited and should be submitted to the Selling Agents, Hastings Property Shop, 28 The Square, Kelso, TD5 7HH, 01573 225999, Fax 01573 229888. The seller reserves the right to sell at any time and interested parties are advised to notify the Selling Agents if they intend to offer. Any party offering will be expected to disclose details of the source of finance or other funds to the selling agents and the seller reserves the right to recommence viewings if the buyer's solicitors fail to progress any offer agreed in principle or decline to provide suitable confirmation of the buyers position in the market.

All measurements are approximate and are taken at the widest point. Whilst these particulars have been carefully prepared, no guarantee is given as to their accuracy and they shall not form part of any contract to follow hereon.



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