

HASTIN<sup>LEGAL</sup>&S



## Tweed Brae Cottage

Wark, Near Cornhill-On-Tweed, TD12 4RH

Offers Over £240,000







Tweed Brae Cottage; An exceptionally well finished, fully refurbished period cottage set in a pretty village setting on the banks of the River Tweed



Tweed Brae Cottage has recently undergone an extensive programme of renovation and refurbishment, resulting in a beautifully finished detached home that seamlessly blends period character with contemporary design.

Set across a single level, the property is deceptively spacious, offering generous internal proportions, well-balanced accommodation and two substantial double bedrooms, each served by high-quality bathroom facilities. The layout is both practical and sociable, perfectly suited to modern living.

Situated within the historic village of Wark, positioned attractively on the banks of the River Tweed, the cottage enjoys a peaceful and well-established setting. Despite its tranquil surroundings, the property remains well connected to neighbouring towns and villages, with the East Coast rail link at Berwick located within fifteen miles, providing excellent onward travel.

Tweed Brae Cottage is likely to appeal to a broad range of purchasers — whether as a superb main residence, an idyllic weekend retreat, or potentially a high-quality holiday let investment. Presented in true turnkey condition, it offers an immediate premium home, while a substantial fully floored attic space, spanning the full length of the cottage, provides exciting potential for future extension (subject to necessary consents).

To the rear of the home, the impressive dining kitchen forms the natural heart of the property. Beautifully appointed with a premium fitted kitchen, this generous space comfortably accommodates both formal dining and relaxed seating. Two sets of double doors create a seamless connection to the private gardens beyond, making it ideal for entertaining and indoor-outdoor living. In contrast, the neighbouring lounge provides a cosy and characterful retreat, complete with exposed ceiling beams and an open fireplace — the perfect space to unwind in the evening.

The accommodation continues along the hallway with two bright and spacious double bedrooms. The principal bedroom enjoys an attractive village outlook to the front, excellent built-in storage and a stylish en-suite shower room featuring a large walk-in enclosure with

contemporary wet wall panelling. Bedroom two overlooks the rear garden and is positioned adjacent to the beautifully appointed main bathroom, thoughtfully designed to include both a bath and a separate walk-in shower.

A sunny, sheltered and highly private garden extends to the rear of the cottage; the doors from the dining kitchen opening to a lovely dining terrace which catches the sun for much of the day. From here pathways meander their way through the terraced sections of garden which are alive with colour throughout the spring and summer months. A further paved seating area lies within the top section. To the side, a private driveway provides valuable parking, with a wealth of additional parking in the car park opposite including electric car charging points.

## LOCATION

A historic Northumberland village set on the southern banks of the River Tweed marking the border between England and Scotland.

- Amenities: The village lies close to Cornhill On Tweed which benefits from a very well stocked village shop and post office. A wider range of amenities can be found in nearby Coldstream (4 miles) and Kelso (8 miles)
  - Schooling: Local primary schooling is available at Ford, Norham and Coldstream. Local High schools in the area include Berwick Academy, Berwickshire High School, Duns and Kelso High School.
  - Population: Approx 500
  - Transport Connections: The village lies approximately 15 miles from Berwick Upon Tweed where there are road connections north and south via the A1 and train connections on the main east coast rail-line
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## HIGHLIGHTS

- Exceptionally well renovated and refurbished
- Picturesque village setting on the banks of the River Tweed
- Impressive family dining kitchen with free-flow to garden
- Period charm
- Scope for further attic conversion
- Lovely, sheltered gardens
- Private parking

## ACCOMMODATION SUMMARY

Entrance Hall, Lounge, Family Dining Kitchen, Master Bedroom with En-Suite Shower Room, Bedroom Two and Family Bathroom.

## SERVICES

Mains water, electricity and drainage. Double glazing. LPG central heating

## COUNCIL TAX

Band B

## ENERGY EFFICIENCY

Current energy rating of G, but updated EPC reflecting the recent refurbishment is pending

## VIEWING

A virtual tour is available on Hastings Legal web and YouTube channel - please view this before booking a viewing in person. To register your interest or request further information, call 01573 225999 - lines open 6 days a week including evenings, weekends and public holidays.

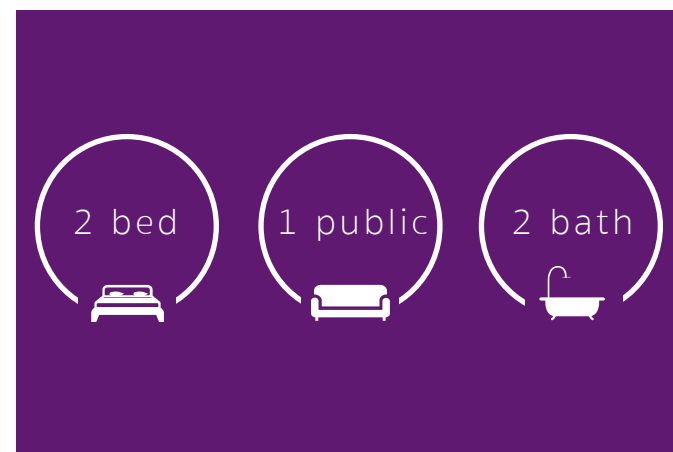
## TENURE

Freehold

## MARKETING POLICY

Offers over £240,000 are invited and should be submitted to the Selling Agents, Hastings Property Shop, 28 The Square, Kelso, TD5 7HH, 01573 225999, Fax 01573 229888 or email [enq@hastingslegal.co.uk](mailto:enq@hastingslegal.co.uk). The seller reserves the right to sell at any time and interested parties will be expected to provide the Selling Agents with advice on the source of funds with suitable confirmation of their ability to finance the purchase.

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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