



Charming 3-bedroom cottage in picturesque Horncliffe. Features a cosy sitting room, spacious kitchen, and a conservatory. Includes private garden grounds and off-street parking.

The Crescent, Horncliffe,
Northumberland, TD15 2XP

 3  2  2

 130 SQM

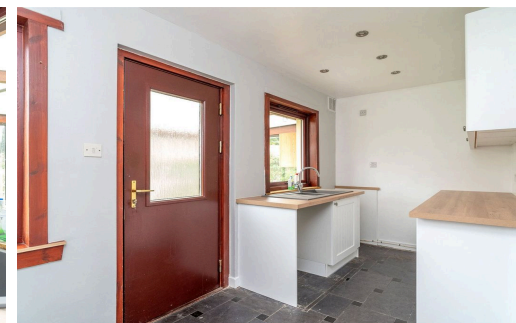
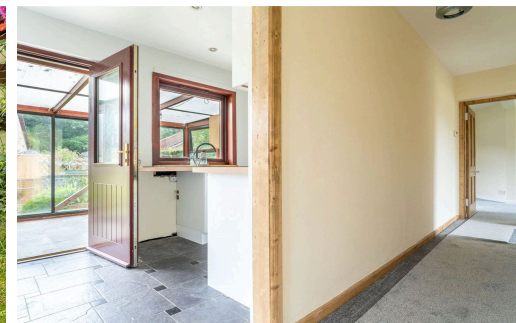
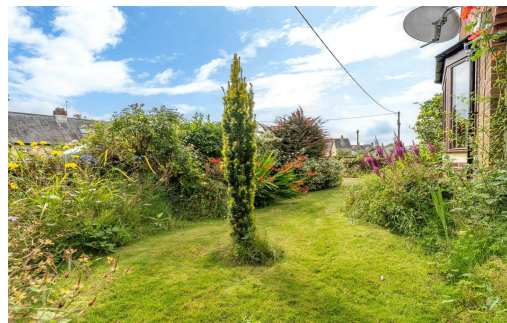
Asking Price £212,500

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About this property

Nestled in the picturesque village of Horncliffe, 5 The Crescent is a delightful 3-bedroom cottage that seamlessly blends charm with modern comfort.

The accommodation is thoughtfully designed throughout, featuring roof solar panels for energy efficiency. This inviting property welcomes you with an entrance hallway leading into a cosy sitting room, complete with a multi-fuel burning stove, perfect for relaxing winter evenings. The under-stairs area, previously used as a home office, is excellent for hybrid working.

The heart of the home is the newly fitted kitchen, effortlessly flowing into the conservatory. Here, you can enjoy views of the private garden grounds, creating an ideal space for both dining and unwinding. The ground floor also boasts a spacious bedroom with a dressing area and en-suite wet room, ensuring convenience, privacy, and accessibility.

A central staircase leads to the first floor, where the master double bedroom benefits from dual aspect windows that allow natural light to flood the room. An additional bedroom features a large, floored walk-in storage area with lighting. Both bedrooms are complemented by a modern family shower room, providing ample space for everyone.

One of the standout features of 5 The Crescent is its private rear garden, offering a serene space with endless possibilities. The generously sized garden invites you to

create your own peaceful retreat, whether it's a lush green oasis, a vibrant flower-filled haven, or a cosy spot to unwind.

The front garden, with its mature landscaping, also offers a welcoming setting for your gardening ideas. These gardens are ideal for enjoying morning coffees, hosting summer barbecues, or simply relaxing in a beautiful, natural environment.

Additionally, 5 The Crescent offers further advantages with a private driveway that includes off-street parking for two vehicles. These outdoor spaces enhance the cottage's peaceful ambiance, making it a perfect retreat in a serene village setting.

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Plans

Approx. gross internal floor area
130 square meters

Accommodation Comprises

Ground Floor

Reception Hallway, Sitting Room, Kitchen,
Conservatory, Bedroom (En Suite)

First Floor

2 Further Bedrooms, Family Shower Room, A Large
Floored Loft Space with Lighting for Storage

Outside

Private Garden Grounds, Work Shed, Off Street
Parking for 2 Vehicles & Removeable Accessibility
Ramp



5 THE CRESCENT, HORNCLIFFE, TD15 2XP
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL AREA 1,399 SQ FT / 130 SQ M
All measurements and fixtures including doors and windows are
approximate and should be independently verified.
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Local Area

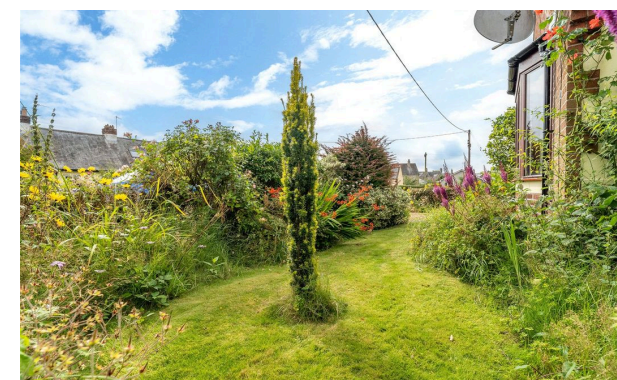
Horncliffe is situated on the northern edge of Northumberland, close to the market town of Berwick upon Tweed. Surrounded by beautiful countryside, it lies on the south bank of the River Tweed where it has two salmon fishing beats with ghillies. It is home to a popular village pub, the Fishers Arms which has just been bought by the local community, a B&B called The Old Church and the Horncliffe Memorial Hall which hosts multitudes of activities for the whole community. Two bus stops connect it to other towns such as Berwick Upon Tweed. Another charming addition to the surrounding area of this village is the Union Chain Bridge which is the oldest surviving vehicular chain bridge in the world.

Five miles east of Horncliffe is the nearby market town of Berwick upon Tweed which has further amenities and services including a wealth of cafes and restaurants, the Maltings Theatre and Cinema, a good choice of doctors and dental surgeries as well as a local hospital. The property is ideal for commuting to the popular Longridge Towers School that is just 2 miles east of Horncliffe.

Berwick-Upon-Tweed offers a mainline railway station which has regular trains to Edinburgh, Newcastle and London. Both Edinburgh and Newcastle are under one hour travel time and London is circa 3 hours and 45 minutes. The A1 trunk road which is nearby provides

easy, commutable access to both Newcastle and Edinburgh. Both cities also offer international airport access.

The region offers a range of popular attractions, including historical castles and villages to explore and a particularly stunning coastline to enjoy. For those who enjoy slightly more challenging walking opportunities, the Northumberland National Park and Cheviot Hills are within a short drive.



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Key Information

Local Authority

Northumberland County Council

Council Tax

Band = B

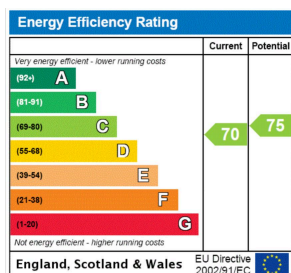
Tenure

Freehold

EPC

EPC

EPC Rating = C



General Remarks

Services

- Oil central heating
- Mains electricity, water and drainage.
- High speed broadband services are available
- Solar Panels fitted on the roof are a great addition to keep energy bills down. (certification available)

Fixtures and Fittings

All fitted carpets, curtain poles, blinds, light fittings and integrated appliances form part of the sale.

Listing and Conservation

5 The Crescent is not a listed building and does not fall within a conservation area.

Internet Web Site

This property and other properties offered by Paton & Co can be viewed on the following websites:

www.patonandco.com / www.rightmove.co.uk / www.zoopla.co.uk / www.onthemarket.com /

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Enquire



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chloe@patonandco.com



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All successful bidders will be subject to third party proof of funding and AML (Anti Money Laundering) checks. These checks will consist of proof of address, proof of ID and proof of how the purchase is being funded. Please note there will be a charge of £25 + Vat per individual.

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Viewing strictly by appointment

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