



22 Station Gardens, Cornhill-on-Tweed, TD12 4TS



- Detached Bungalow
- Spacious Living Room
- Conservatory
- Gardens to Front & Rear
- Electric Heating & Solar Water

- 3 Bedrooms & Bathroom
- Kitchen / Diner
- Integral Single Garage
- Driveway Parking
- Northumberland Village Location

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Interested In  
viewing this property?

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### LOCATION:

Cornhill on Tweed is a picturesque Northumberland village nestled just a mile from the Scottish border town of Coldstream. Surrounded by rolling countryside and set near the banks of the River Tweed, it offers a small village lifestyle with excellent access to both Berwick-upon-Tweed and the wider Scottish Borders. Steeped in history, the village features notable landmarks such as St Helen's Church and the Grade II\* Listed Cornhill House, which is a private residence. Its rich heritage, combined with scenic walking routes and nearby salmon fishing on the Tweed, makes it ideal for lovers of the outdoors. Amenities include a welcoming village shop and post office, as well as the highly regarded Collingwood Arms, an elegant country inn offering food, drink and accommodation. The nearby towns of Coldstream and Berwick provide further shopping, schools and transport links.

### DESCRIPTION:

This three-bedroom detached bungalow is set within a generous garden plot, set back from the road for added privacy. Offering spacious accommodation throughout, the property would benefit from some modernisation and presents excellent potential for extension, subject to the necessary permissions, while still retaining a substantial garden area. The accommodation comprises a well-proportioned living room with an open fire, a kitchen/diner, three bedrooms, a bathroom, and a conservatory opening onto the rear garden. There is also a convenient integral garage with internal access from the kitchen. Further benefits include partial solid fuel heating / electric heating, double glazing, and solar water heating.

### EXTERNALLY:

The property is positioned centrally within a substantial garden plot, set well back from the road. The front garden is mainly laid to lawn and features driveway parking leading to the integral garage. To the rear, the garden is also predominantly laid to lawn and enjoys a high degree of privacy, backing onto horse paddocks. A variety of mature fruit trees and flowering shrubs add colour and character, including attractive climbing honeysuckle.

### SERVICES:

Mains Electric, Water & Drainage. Solar Water.

Tenure: Freehold



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## FLOOR PLAN:

### GROUND FLOOR



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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## ACCOMMODATION:

- HALL (T-SHAPED)
- KITCHEN / DINER
- DINING AREA (3.48M X 2.29M)
- BATHROOM (2.60M X 1.68M)
- BEDROOM 1 (4.08M X 2.88M) not including wardrobes
- INTEGRAL GARAGE (5.35M X 2.87M)
- LIVING ROOM (5.00M X 3.49M)
- KITCHEN AREA (3.01M X 2.56M)
- CONSERVATORY (3.00M X 2.98M)
- BEDROOM 3 (2.89M X 2.89M)
- BEDROOM 2 (3.49M X 2.90M) not including wardrobes

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#### IMPORTANT INFORMATION:

By mutual arrangement. Home report available. Additional arrangements through agents  
Offers should be submitted to Melrose & Porteous, 47 Market Square, Duns, Berwickshire,  
TD11 3BX (DX 556 522 DUNS) Only those parties who have formally requested their interest  
may be advised of any closing date fixed for offers. These particulars are for guidance only. All  
measurements were taken by a laser tape measure and may be subject to small discrepancies.  
Although a high level of care has been taken to ensure these details are correct, no guarantees  
are given to the accuracy of the above information. While the information is believed to be  
correct and accurate any potential purchaser must review the details themselves to ensure  
they are satisfied with our findings.



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