

# 1 Sunilaws Farm Cottages

Edwin  
Thompson



# 1 Sunilaws Farm Cottages, Wark, Cornhill on Tweed, Northumberland, TD12 4RD

Guide Price £180,000

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## Description

1 Sunilaws Farm Cottages is a stylishly renovated cottage in a beautiful rural position in the Tweed Valley close to the village of Wark and within easy reach of Kelso and Berwick upon Tweed. The cottage has wonderful countryside views and would make a great choice as a home, second home or a holiday investment.

The front entrance door leads into a bright hallway with laminated flooring and a door leading to a spacious living room. The dining kitchen has fitted units with laminate worktops, an integrated electric oven and hob and space for a dining table and a rear door to a patio. The downstairs toilet has a WC and hand basin as well as ample space for a washing machine and tumble dryer. Upstairs there are two double bedrooms, with the rear bedroom having plenty of storage in large, fitted wardrobes and fantastic views over the surrounding countryside, and one single bedroom which could double up as a home office. The bathroom has an electric shower over the bath, WC and hand basin.

Externally the property has dedicated off street parking for two cars from which an attractive garden runs down to the front of the house with a decked area and a rendered storage shed. To the rear there is a lawned area with lovely views across the open countryside.

## Location

Sunilaws lies in a beautiful rural position between the Cheviots and the River Tweed just to the south of the village of Wark, some 3 ½ miles from Cornhill on Tweed and 9 miles from Kelso.

## Services

The property is serviced by mains electricity, water and drainage with oil fired central heating

## Tenure

Freehold

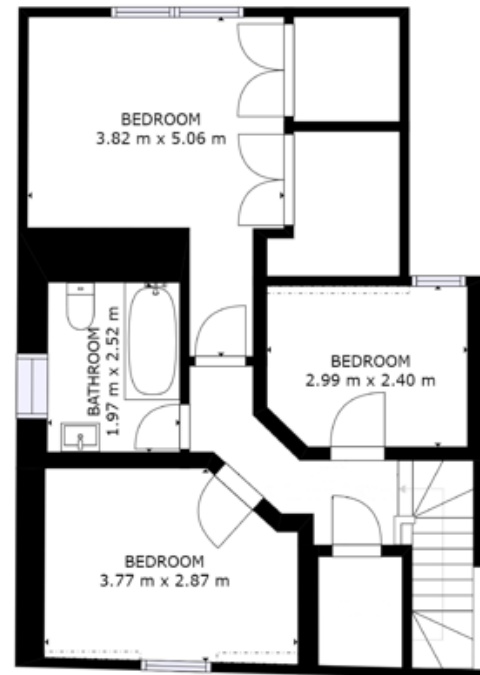
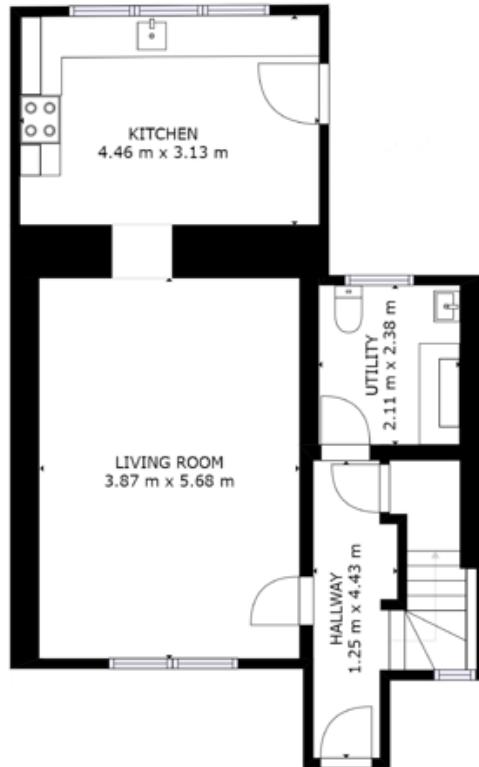
## Charges

Council Tax Band: Northumberland County Council Band B

## EPC

Energy Performance Rating: D





GROSS INTERNAL AREA  
 FLOOR 1: 55 m<sup>2</sup>, FLOOR 2: 58 m<sup>2</sup>  
 EXCLUDED AREAS: , REDUCED HEADROOM BELOW 1.5M: 1 m<sup>2</sup>  
 TOTAL: 113 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



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