



Low Close A Burn Cawburn

RMS HEXHAM ARE DELIGHTED TO OFFER FOR SALE AN EXCEPTIONAL OPPORTUNITY TO PURCHASE AN IMMACULATELY PRESENTED FOUR BEDROOM DETACHED COTTAGE WITH UNINTERRUPTED VIEWS OF HADRIANS WALL

Guide Price £ 595,000

Score	Energy rating	Current	Potential
92+	A		102 A
81-91	B		
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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Low Close A Burn

Cawburn

This wonderfully rural property offers modern living in a traditional setting, the perfect mix of old and new.

The property begins along a gated track, then to a large gravel driveway providing space for multiple vehicles.

Inside the entrance porch, immediately you notice the lovely stone flooring which is laid throughout the ground floor. The living room is spacious with dual aspect windows and a useful multi fuel stove. The open plan kitchen and dining room is in the centre of the home and is simply beautiful with exposed stonework, beams and vaulted ceiling. The kitchen is fully fitted with quality wall, base and drawer units, pull out larder, integrated NEF double oven and induction hob, fridge, freezer and dishwasher. A double Belfast sink with cottage window overlooking the rear views. There is a useful utility room off the kitchen, plumbed for utilities with plenty of storage. There is a mezzanine bedroom also off the dining room which has an en-suite shower room, exposed stonework and floor length windows to take in the views. There is a further bedroom on the lower ground floor, also with en-suite facilities. To the first floor there is a sizeable master with fitted storage, exposed beams and again low cottage windows showcasing the views. There is a further bedroom with fitted storage and the main family bathroom, fully tiled with shower over the bath, WC and hand basin unit.

This property offers underfloor heating throughout the ground and first floor with a ground source heat pump. Throughout the home it is clear to see the meticulous care and attention to detail that has been shown throughout, the internal doors are bespoke hand made solid oak, the roof was reroofed using the original Northumbrian tiles, it really is simply stunning inside and out.

Externally the property sits in around 1/3 acre of wrap-around gardens, mainly laid to wild grass. The drive is spacious with ample room for multiple vehicles and there is a large wooden storage shed. We advise early inspection of this special property to appreciate what is on offer.

Porch: 4'4 x 3'10 (1.32m x 1.17m)

Kitchen / Dining: 25'09 x 14'10 (7.85m x 4.52m)

Mezzanine Upstairs: 14'3 x 12'3 (4.34m x 3.73m) (restricted height)

Mezzanine Downstairs: 9' x 9' (2.74m x 2.74m)

En-Suite: 7'1 x 1'6 (2.16m x 0.46m)

Utility: 14'5 x 6'6 (4.39m x 1.98m)

Living Room: 15'5 x 12'5 (4.7m x 3.78m)

Bedroom Ground Floor: 10'0 x 7'9 (3.05m x 2.36m)

En-Suite: 4' x 3' (1.22m x 0.91m)

Master Bedroom: 12' x 13' (3.66m x 3.96m)

Fourth Bedroom: 6'4 x 12' (1.93m x 3.66m)

Main Bathroom: 6'5 x 7'5 (1.96m x 2.26m)

TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

Council Tax Band: E **EPC Rating:** D HX00005987.KW.KW.14.07.2023.V.1



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Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

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