



The Mill Building Edington Mill, Nr Chirnside

- Converted mill building
- Four bedrooms: two with en suites
- LPG central heating
- Double glazing
- River views
- Garage and parking

Guide Price £250,000



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Occupying a fantastic rural location, yet only around 5 miles from the main A1 road at Berwick, this outstanding mill conversion has accommodation over four floors with river views. The ground floor entrance hall has access to the large garage and utility room plus store. On the first floor is the stunning open plan kitchen/ dining/ living room with French doors opening out to the balcony overlooking the river. There is also a separate cloakroom/ w.c.. On the second floor is the more formal lounge, plus the master bedroom with en suite bathroom, whilst on the third floor there is a guest room with en suite, two further bedrooms and bathroom. The property was converted during 2004 and has double glazing and LPG central heating, plus centralised vacuum system. Local amenities are available in the nearby village of Chirside where there is post office and public house. A wider range of facilities are in Berwick, and there is easy commuting via the A1 road. An early inspection is recommended.

Ground floor entrance with tiled floor and radiator. Access to garage and utility room.

UTILITY ROOM 14' 5" (4.39m) x 5' 11" (1.8m)

Plumbing for washing machine. Space for tumble dryer etc..

STOREROOM 11' 0" (3.35m) x 9' 4" (2.84m)

Housing the centralised vacuum system and providing useful storage space.

FIRST FLOOR

Stairs to open plan kitchen/ dining/ living area.

KITCHEN / LIVING AREA (front and side facing) 22' 4" (6.81m) x 12' 11" (3.94m)

Enjoying open views over the river Whiteadder. Double doors opening out to the balcony. Good range of fitted cabinets with granite worktops incorporating stainless steel sink, integral dishwasher, fridge and freezer. Electric halogen hob with hood over. Double oven and integral microwave.

DINING AREA (front facing) 18' 7" (5.66m) x 9' 5" (2.87m)

Also enjoying views over the river from the double doors opening to the balcony. Radiator.

CLOAKROOM

W.c. and wash handbasin. Chrome ladderstyle radiator. Extractor fan.

SECOND FLOOR

Stairs to landing with radiator and access to lounge.

LOUNGE (front and side facing) 21' 10" (6.65m) x 12' 11" (3.94m)

Double doors opening from the landing to this more formal lounge area. Two radiators. T.V. point.

MASTER BEDROOM (front facing) 13' 9" (4.19m) x 11' 7" (3.53m)

T.V. and telephone points. Radiator.

EN SUITE

Curved shower bath with shower jets and shower screen, wash handbasin and w.c.. Chrome ladderstyle radiator. Tiled floor and walls. This room also has direct access from the landing if required.

THIRD FLOOR

Landing with velux windows and exposed ceiling beams.

GUEST BEDROOM (front and rear facing) 10' 11" (3.33m) x 9' 4" (2.84m) (part sloping ceiling with restricted head height)

Radiator.

EN SUITE

Shower, wash handbasin and w.c.. Tiled floor. Extractor fan. Velux window.

BEDROOM THREE (front and side facing) 12' 4" (3.76m) x 7' 8" (2.34m) (part sloping ceiling)

Radiator.

BEDROOM FOUR (side facing) 11' 7" (3.53m) x 9' 2" (2.79m) (part sloping ceiling)

Velux window. Radiator.

BATHROOM (side facing)

Panel bath with shower mixer tap, wash handbasin and w.c.. Tiled floor. Part tiled walls. Chrome ladderstyle radiator.

GARAGE 23' 8" (7.21m) X 13' 2" (4.01m)

With electric roller door.

OUTSIDE

There is ample parking space and river views.

JKY/KM/AL3558/15.7.09/22.4.13

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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A			(82-100) A		
(81-91) B			(61-81) B		
(69-80) C			(49-60) C		
(55-68) D			(35-48) D		
(39-54) E			(29-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
				71	72
	55	57			
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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