



Brooklea South Road, Lowick - TD15 2TX

Guide Price £340,000

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Brooklea South Road

Lowick, Berwick-Upon-Tweed

A beautifully presented detached bungalow with stylish interiors, a sunroom and generous private gardens, ideally positioned in the sought-after village of Lowick.

- Attractive Detached Bungalow with Three Bedrooms
- Generous, Private Garden Plot with Pond
- Stylish Recently Renovated Kitchen and Shower Room
- Sunroom Overlooking the Garden
- Garage, Shed Storage and Mature Planting
- Private Off-Road Parking

Accommodation Comprises

Internally: Kitchen/Dining Area, Hallway, Pantry, Living Room, Three Bedrooms (One Suitable as a Study), Shower Room

Externally: Private Garden Grounds Extending to Approximately One Third of an Acre, Pond, Summer House, Sheds, Garage, Private Parking



Property Description

Brooklea is an attractive detached bungalow occupying a desirable position within the sought-after village of Lowick. Offering well-presented, single-level accommodation, the property combines comfortable living spaces with three bedrooms, one suitable as a study, and generous private garden grounds extending to approximately one third of an acre.

The accommodation opens into a welcoming kitchen and dining area, recently renovated to a high standard. Designed as a sociable and practical heart of the home, this bright, open space provides an inviting setting. A useful pantry cupboard is conveniently positioned in the hallway, just off the kitchen, providing valuable additional storage.

From here, the accommodation flows into a generous reception room, offering a versatile space in which to relax. Sliding doors draw in natural light and create a seamless connection with the garden, making this an especially enjoyable room.

There are three well-proportioned bedrooms, one of which benefits from useful fitted storage, while the third offers flexibility for use as a study. A recently renovated shower room serves the accommodation and completes the interior. A sunroom provides a further attractive place to sit and enjoy views over the garden grounds, extending the living space and strengthening the connection between the house and garden.

Externally, Brooklea occupies generous private garden grounds extending to approximately one third of an acre. The established gardens feature a pond and a variety of mature shrubs and trees, creating an appealing sense of privacy and seclusion. A garden shed offers useful storage, while the property also benefits from a garage and private off-road parking.

Altogether, Brooklea presents an excellent opportunity to acquire a comfortable and thoughtfully updated home, set within substantial grounds in one of Northumberland's most popular village locations.







General Remarks

What3words:

///minimums.chest.hinders

Tenure:

Freehold

Council Tax:

Band C

Energy Efficiency Rating:

Band E (53)

Local Authority:

Northumberland County Council

Services:

Electric Storage Heating with Immersion Heater

Mains Water, Drainage & Electricity

Electric Fire in Living Room

Fixtures and Fittings:

All fitted carpets, light fittings and appliances, less the washing machine, form part of the sale.

Listing and Conservation:

Brooklea is not a listed building nor situated in a conservation area.









Area Insights

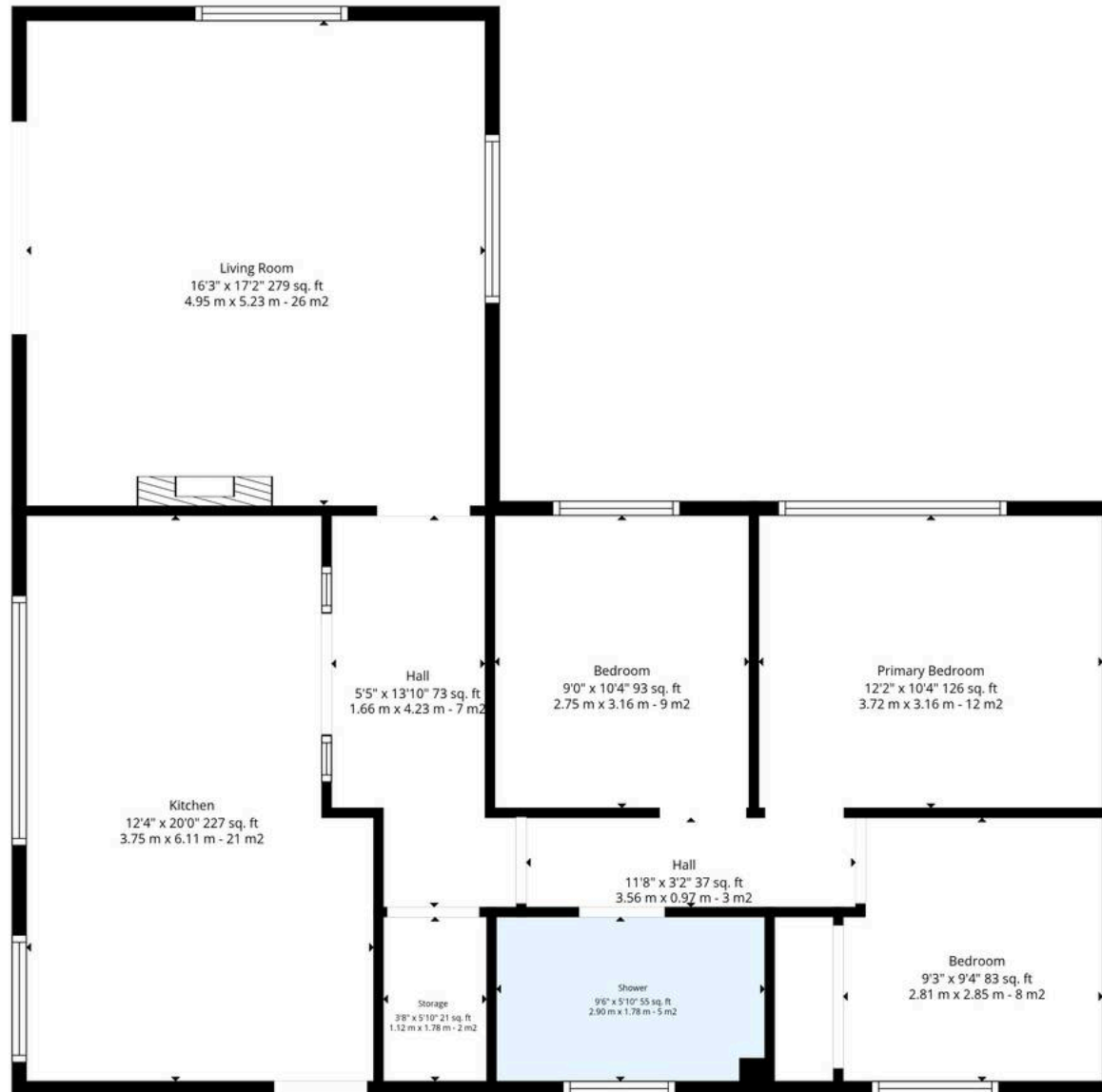
South Road is positioned just off the main street in the popular village of Lowick, in North Northumberland, in between Wooler to the south and Berwick upon Tweed to the North. Lowick is a thriving and popular village with an incredibly strong social community centred around it.

The village hall has recently been completely refurbished and offer a variety of events which include a heritage group, quilting, a film club and Pilates classes. The village also offers some excellent local amenities and facilities such as a well-stocked village shop, a first school and two public houses. A Post Office van visits the village frequently and a mobile library and a fish and chip van also visit the village. Lowick offers some particularly beautiful walks nearby such as St Cuthberts Cave or on the stunning beaches of Holy Island, Goswick or Ross.

The historic market town of Wooler lies 8 miles due south of Lowick. Wooler offers some excellent local shopping, several public houses and restaurants and a CO-OP supermarket. Wooler also offers access to the Northumberland National Park, the largest national park in the UK and a wonderful place to explore the beauty of the surrounding area.

Berwick upon Tweed is only 10 miles north of Lowick and is famed for its stunning architecture. Berwick has a wide selection of amenities and is well serviced with local and national shops, five national supermarkets and schooling for all ages including a private school at Longridge Towers. Berwick also has a selection of leisure and sports clubs, banks, public houses, restaurants and The Malting theatre and cinema which offers daily shows and movies. There is a main line railway station which has regular trains to both Edinburgh, Newcastle and London, both Edinburgh and Newcastle are sub one hour travel time and London in circa 3 hours 45 minutes.

There is also the A1 trunk road which bypasses the town and provides easy access both north and south respectively. The local area has a wide range of popular attractions and activities including Northumberland's stunning coastline of unspoilt beaches and beautiful landscapes; Lindisfarne National Nature Reserve, Bamburgh Castle and the ancient Border towns of Coldstream, Kelso and Melrose are all within easy reach.



Total: 1027 sq. Ft, 95 m2
 Ground Floor: 1027 sq. Ft, 95 m2
 Excluded Areas: Storage: 21 sq. Ft, 2 M2, Walls: 77 sq. Ft, 7 m2

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.





Useful Links

Lowick First School - <https://www.lowickholylslandschools.org.uk/website>

Lowick Life - <https://lowick.live/the-village-hall>

Lowick Village Hall - <https://www.lowickvillagehall.org/>

The Black Bull - <https://blackbulllowick.co.uk>

The White Swan - <https://thewhiteswanlowick.co.uk>

Doddington Dairy - <http://www.doddingtondairy.co.uk>

Wooler Golf Club - <http://www.woolergolf.co.uk>

Goswick Golf Club - <https://www.goswickgolfclub.com>

Longridge Towers School - <https://lts.org.uk>

Berwick Train Station - <https://www.lner.co.uk/the-east-coast-experience/our-stations/berwick-upon-tweed-station>

Holy Island - <https://www.lindisfarne.org.uk>

The Barn at Beal - <https://thebarnatbeal.co.uk/>

Bamburgh Walled Garden - <https://bamburghwalledgarden.co.uk/>

Ford & Etal Estates - <https://www.ford-and-etal.co.uk/>

Alnwick Gardens - <https://www.alnwickgarden.com/>



Compliance

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 £30 total per individual. To find out how we process Personal Data, please refer to our privacy policy: <https://www.patonandco.com/privacy-policy/>

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