# Apple Tree Cottage Lowick

## Offers above £440,000

**Video Gallery** : thisiskevinarcher.com/apple_tree_cottage_video_gallery

We are pleased to offer to the market **Apple Tree Cottage,** this beautifully-presented 2/3 bedroom detached bungalow offering spacious open plan living and stunning countryside views. Additionally, this property offers a one bedroom annex, beautiful garden grounds, ample off-street parking and a large detached studio.

Situated at the top of a long drive, away from the main street in the village of Lowick, adjacent to the local school field and with long-distance views to the Kyloe Hills, **Apple Tree Cottage** offers comfortable and flexible living over one floor.

A spacious conservatory entrance leads to the stunning open plan lounge / dining room / kitchen. The large lounge features a vaulted double-height ceiling, feature multi-fuel stove and is a great space for entertaining. Remote-control full blackout blinds allow a year-round home theatre experience on a large 3m x 1.5m screen.

The lounge leads to the extensive kitchen and dining area. The kitchen offers a range of shaker wall and base units, a composite countertop, integral appliances including dishwasher, fridge and freezer (both full height) and an induction hob with an extractor fan above, set within a large island with cupboards and power points. The dining room off the kitchen offers a sliding door to the patio and garden beyond. **Apple Tree Cottage** has two double bedrooms supported by a family bathroom, and a single bedroom adjacent to a family shower room. This third bedroom is currently employed as a utility room with washer and tumble-dryer above.

Outdoors there is a large gravelled parking area in front and to the side of the property, suitable for half a dozen or more vehicles, a south-facing patio and lawn off the dining room with long open views across fields towards the Kyloe Hills and The Cheviots beyond. The landscaped gravelled garden to the rear of the cottage has two raised beds constructed from reclaimed railway sleepers and a large apple tree. In addition, the property includes a large fully-refurbished and well-lit studio which has a variety of uses. Currently used as a craft room, the studio benefits from a kitchenette and wood burner and could easily be a home office or artist studio. Adjacent to the studio on one side is a WC and storeroom and on the other, a good-sized garden shed.

**Fircones** is a detached one bedroom annex at the very top of the drive which provides additional living space, perfect for extended family members, guests, or even for use as a home office. Currently used as a holiday rental, it offers a bedroom, bathroom, an open plan kitchen / sitting room with oven, hob,

extractor fridge and washing machine, WiFi and long views across open fields.

Much more detail can be found here: thisiskevinarcher.com/fircones.

APPLE TREE / FIRCONES COTTAGE, 38A MAIN STREET, LOWICK, TD15 2UA
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1,434 SQ FT / 133 SQ M
FIRCONES COTTAGE 452 SQ FT / 42 SQ M
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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***For further details or to arrange a viewing, contact Kevin Archer at* thisiskevinarcher@mac.com *or 07530 000941.***

[This video shows **Apple Tree Cottage** in **2020** and gives a very clear indication of the internal and external renovation work undertaken since:

[ https://tinyurl.com/8tw9xb46 ]

## GENERAL REMARKS

## Location: What3Words

https://w3w.co/carry.voltages.help

## Notes

38 Main Street at the bottom of the drive has a vehicular and pedestrian right of access over the driveway leading up to **Apple Tree Cottage** but not beyond the private gates.

## Tenure

Freehold

## Council Tax

Apple Tree Cottage – Band C

Fircones Cottage – Band A

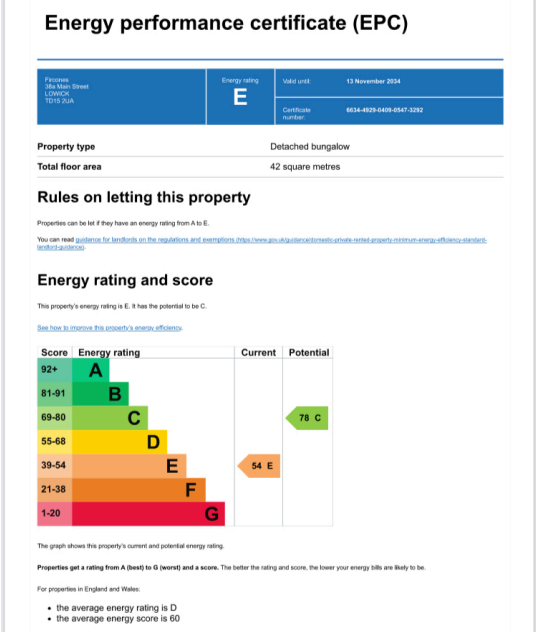
## Fixtures and Fittings

All fitted carpets, curtain poles, blinds, light fittings, and integrated appliances form part of the sale.

## Listing and Conservation

**Apple Tree Cottage** and **Fircones Cottage** are not listed, nor within a conservation area.

## Energy Efficiency Ratings



Energy performance certificate (EPC)

Fircones
38a Main Street
LOWICK
TD15 2UA

Energy rating: E

Valid until: 13 November 2034

Certificate number: 6634-4929-0409-0547-3292

| | |
|---|---|
| Property type | Detached bungalow |
| Total floor area | 42 square metres |

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is E. It has the potential to be C.

See how to improve this property's energy efficiency.

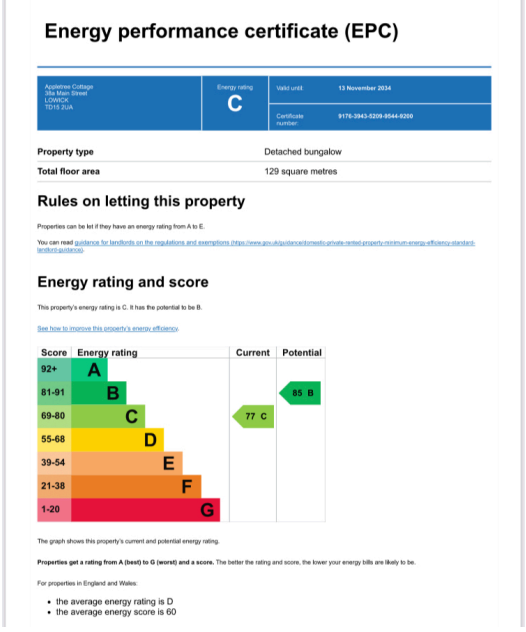
| Score | Energy rating | Current | Potential |
|---|---|---|---|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 78 C |
| 55-68 | D | | |
| 39-54 | E | 54 E | |
| 21-38 | F | | |
| 1-20 | G | | |

The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60



Energy performance certificate (EPC)

Applethes Cottage
38a Main Street
LOWICK
TD15 2UA

Energy rating: C

Valid until: 13 November 2034

Certificate number: 9176-3943-5209-9544-8200

| | |
|---|---|
| Property type | Detached bungalow |
| Total floor area | 129 square metres |

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is C. It has the potential to be B.

See how to improve this property's energy efficiency.

| Score | Energy rating | Current | Potential |
|---|---|---|---|
| 92+ | A | | |
| 81-91 | B | | 85 B |
| 69-80 | C | 77 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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**Services**

**Apple Tree Cottage**

Mains water, drainage and electricity.

Electric storage heating.

16 Solar panels provide a 4Kw system.

Full fibre broadband services are available. (FFTP)

**Fircones Cottage**

Mains water, drainage, electricity and WiFi.

Oil-fired central heating.

Full fibre broadband services are available.

**Studio**

Electricity

Wood-burning stove.

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