





# THE OLD SAWMILL

Mordington is located just north of Foulden and is some five miles from Berwick upon Tweed which has a comprehensive range of retail, educational and leisure facilities. More generally, North Northumberland and the Scottish Borders offer a wealth of leisure and recreational opportunities and there is a modern theatre and arts centre in Berwick itself. The east coast is famous for its magnificent sandy beaches and offers sailing, sea fishing and first class diving for the enthusiast. The area has a rich and colourful history illustrated by the coastal castles at Berwick upon Tweed, Holy Island, Bamburgh and Dunstanburgh. There are excellent links and inland golf courses, numerous coastal and country walks and many opportunities for field sports.

This attractive five bedroom property set in a rural yet accessible position close to Berwick upon Tweed.

Situated just five miles from Berwick-upon-Tweed, The Old Sawmill is an attractive five bedroom family home offering spacious accommodation over two floors. The property was built in 2008 to the highest standard with quality fixtures and fittings throughout. There is an excellent flow of natural light throughout both floors. The property enjoys manageable gardens that are mainly laid to lawn, fully enclosed and surround the property on all sides. There are also areas of patio, a delightful pond and a wooden workshop with power. The access driveway opens into a parking area suitable for several cars.

The accommodation briefly comprises of an entrance hallway, comfortable sitting room, that leads to both the sun room, large dining kitchen, utility, bedroom four and five and the family Bathroom.

On the upper level is an over-sized landing, master bedroom with impressive en-suite bathroom, bedroom two with en-suite shower room and bedroom three with en-suite.

The property also features underfloor heating system.

Outside features a large driveway with ample parking for several cars, a wooden workshop and mature gardens with uninterrupted views.



Mordington, Scottish Borders



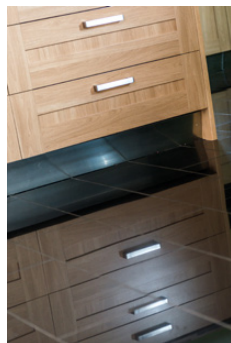
The views from the property







# KITCHEN/DINING







# CONSERVATORY/LOUNGE







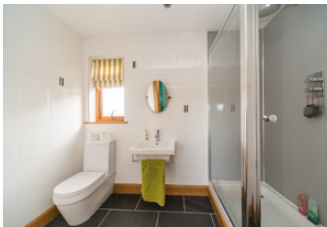
## MASTER BEDROOM/EN-SUITE/BATHROOM



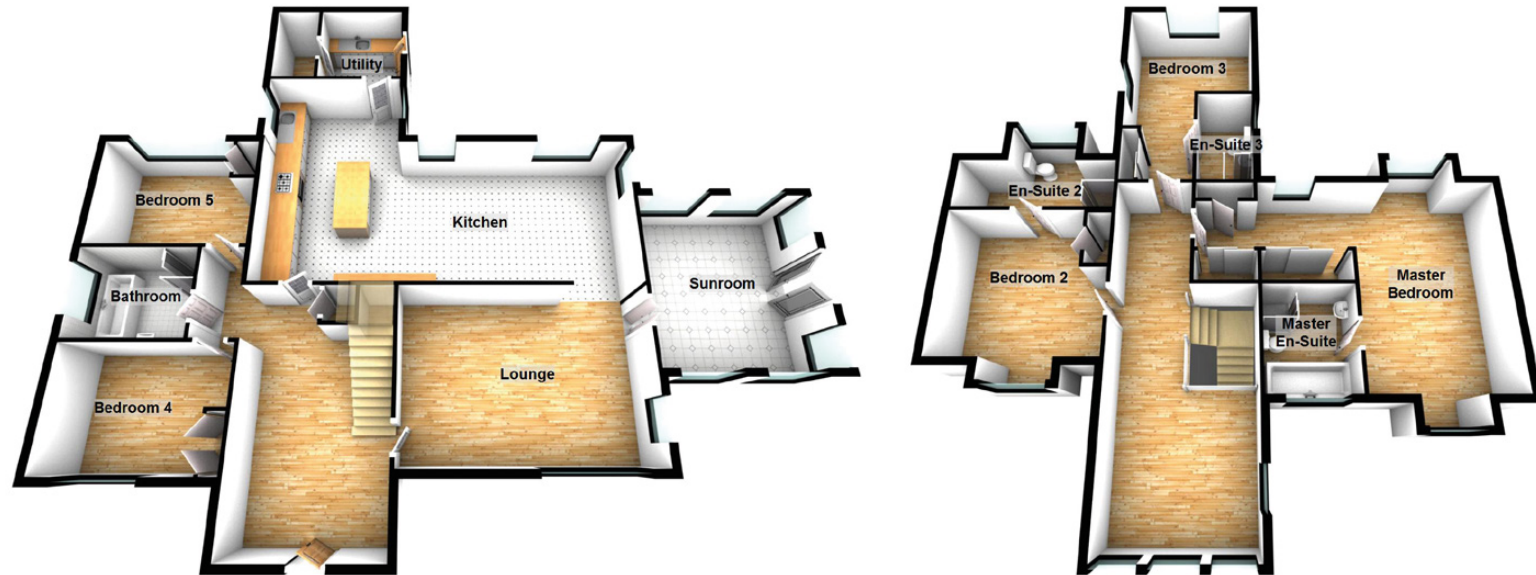




## BEDROOM 2, 3, 4, 5 / EN-SUITE 2 & 3



## PROPERTY SPECIFICATIONS



### Approximate Dimensions (Taken from the widest point)

Lounge	5.83m (19'2") x 4.08m (13'5")
Kitchen	9.46m (31') x 5.86m (19'3")
Sun Room	4.33m (14'2") x 4.16m (13'8")
Utility	2.27m (7'5") x 2.27m (7'5")
Master Bedroom	7.49m (24'7") x 5.27m (17'3")
Master En-Suite	2.56m (8'5") x 2.19m (7'2")
Bedroom 2	4.04m (13'3") x 3.67m (12')
En-Suite 2	4.04m (13'3") x 2.47m (8'1")
Bedroom 3	5.58m (18'4") x 3.48m (11'5")
En-Suite 3	2.63m (8'8") x 1.45m (4'9")

Bedroom 4	4.02m (13'2") x 2.87m (9'5")
Bedroom 5	4.01m (13'2") x 2.89m (9'6")

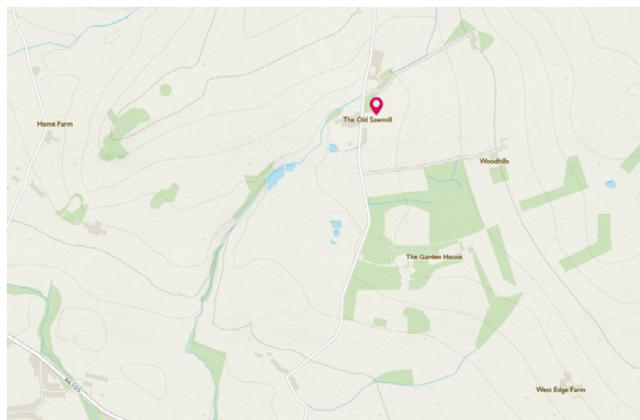
**Gross internal floor area (m²) - 260 m²**

**EPC Rating - B**

**Extras  
(Included in the sale)**

Newly fitted carpets, curtains, fitted dishwasher and large wooden workshop.





# McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01896 800 440  
www.mcewanfraserlegal.co.uk  
info@mcewanfraserlegal.co.uk

Part  
Exchange  
Available

**Disclaimer:** The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing.

Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only.



Text and description  
**DEREK WEBSTER**  
Surveyor



Professional photography  
**VIKTOR VASS**  
Photographer



Layout graphics and design  
**BEN DAYKIN**  
Designer