



# 1 The Steading

Berwick-upon-Tweed, TD15 2TH

Offers Over £275,000

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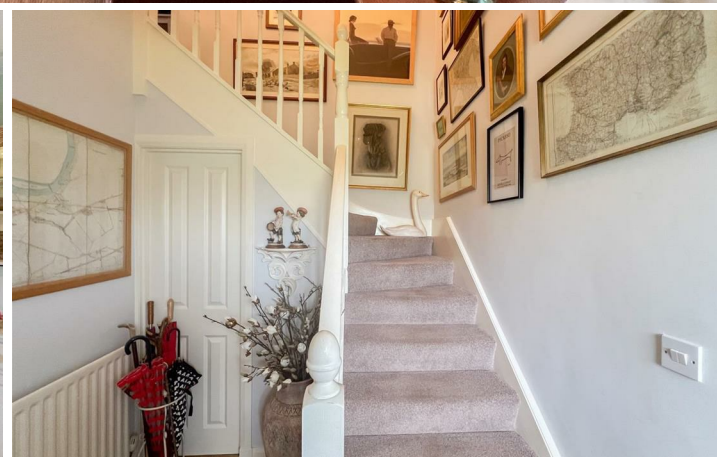
A fantastic opportunity to purchase this beautifully presented barn conversion, which forms part of this exclusive steading development within the small rural hamlet of East Allerdean, some four miles from Berwick-upon-Tweed. The current owner has maintained the property to a very high standard, who has ensured that the character and charm has been retained which includes exposed beamed ceilings, with the benefits of modern day living with full double glazing and oil central heating.

The well proportioned interior is entered into an entrance hall with stairs to the first floor landing and a door to the lounge, which has the original arched cart house opening as a window overlooking the surrounding area and an attractive feature fireplace. There is spacious breakfasting kitchen with an excellent range of beech units with integrated appliances and ample space for a table and chairs, door from the kitchen into a rear hall which gives access to the cloakroom and the garden. On the first floor is a family bathroom and three generous double bedrooms, the main bedroom has an en-suite shower room.

The barn has beautiful views over the surrounding countryside and a stunning courtyard garden with paved and gravelled sitting areas with mature shrubberies and a lawn garden at the front. The property has two allocated parking spaces.

This would make an ideal permanent residence, weekend retreat or holiday home.

Viewing is highly recommended.



## Entrance Hall

12' x 7' (3.66m x 2.13m)

Partially glazed entrance door giving access to the entrance hall, which has a central heating radiator and stairs to the first floor landing with a built-in understairs cupboard. Four power points, a telephone point and a fifteen pane door to the lounge.

## Lounge

11'6 x 19'3 (3.51m x 5.87m)

A spacious lounge with an arched window at the front and fireplace with a timber surround, a limestone inset and hearth and a log effect electric stove. Coving on the ceiling, two central heating radiators, a television point and eight power points.

## Kitchen/ Breakfast Room

17'2 x 10'7 (5.23m x 3.23m)

Fitted with a superb range of beech wall and floor kitchen units with under unit lighting and solid wooden worktops surfaces with a tiled splash back. One and a half bowl stainless steel sink and drainer below the double window to the side. Integrated dish washing machine, fridge, freezer and tumble dryer. Built-in oven, four ring ceramic hob with a cooker hood above. Freestanding dresser, a central heating radiator and ten power points.

## Rear Hall

6' x 8'9 (1.83m x 2.67m)

With a glazed entrance door to the rear garden, a cloaks hanging area, two power points and a cupboard housing the central heating boiler.

## Cloakroom

4'3 x 4'6 (1.30m x 1.37m)

Fitted with a white two piece suite which includes a toilet and a wash hand basin with a shaver light and socket above. Central heating radiator.

## First Floor Landing

9'6 x 8'2 (2.90m x 2.49m)

With a built-in double airing cupboard housing the hot water tank. Access to the floored loft with a pull down ladder. Two power points.

## Bathroom

6'6 x 7'2 (1.98m x 2.18m)

Fitted with a quality white three piece suite which includes a wash hand basin with a vanity unit below and a frosted window above, a bath with an electric shower and screen above and a toilet with a toilet roll holder. Central heating radiator and a heated towel rail.

## Bedroom 1

12'7 x 8'6 (3.84m x 2.59m)

A generous double bedroom with a double window to the front, a central heating radiator and ten power points.

## En-Shower Room

7'1 x 5'10 (2.16m x 1.78m)

Fitted with a white three piece suite includes a shower cubicle with an electric shower, a wash hand basin with a shaver light and socket above and a toilet with a toilet roll holder. Central heating radiator and recessed ceiling spotlights.

## Bedroom 2

14'2 x 11'8 (4.32m x 3.56m)

Another double bedroom with a window to the side and a built-in double wardrobe. A central heating radiator and ten power points.

## Bedroom 3

10'2 x 11'9 (3.10m x 3.58m)

Another double bedroom with a window and skylight to the side. Central heating radiator and four power points.

## General Information

Full double glazing.

Full oil fired central heating.



All mains services are connected except for gas and drainage into a septic tank.

Council tax band D.

EPC C (72)

Freehold

## Agency Notes

### OFFICE OPENING HOURS

Monday - Friday 9.00 am - 5.00 pm

Saturday 9.00 am - 12.00 pm

Saturday Viewings 12.00pm - 1.00pm

### FIXTURES & FITTINGS

Items described in these particulars are included in the sale, all other items are specifically excluded.

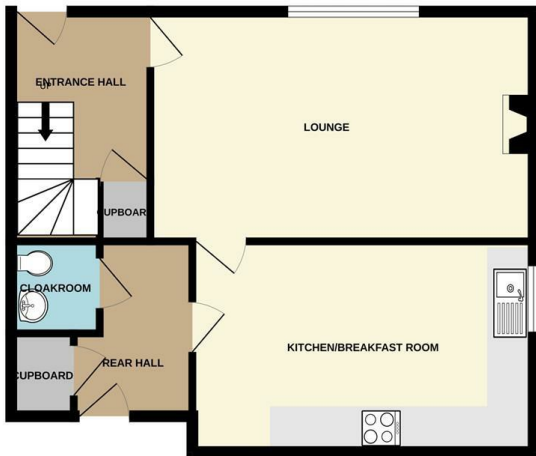
All heating systems and their appliances are untested.

This brochure including photography was prepared in accordance with the sellers' instructions.





GROUND FLOOR  
560 sq.ft. (52.0 sq.m.) approx.



1ST FLOOR  
539 sq.ft. (50.1 sq.m.) approx.



TOTAL FLOOR AREA : 1099 sq.ft. (102.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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