

8 College Place

Berwick-Upon-Tweed, Northumberland, TD15 1DA

Offers Over £270,000

An excellent opportunity to purchase this well-proportioned and unique two bedroom home which is located in a highly desirable area within the historic Elizabethan Walls of Berwick-upon-Tweed. The original part of the property is believed to date from the first half of the 19th century and to have been the manse for the minister of the adjoining Methodist chapel (the only remaining wall of which borders the property). The home boasts lovely views over the ramparts and surrounding areas and is conveniently located within easy walking distance to all the shopping facilities within the town and the railway station.

The property has its own access from College Place with a courtyard that offers planted borders, an outdoor seating area, a large shed with connected power and parking for up to two cars. There is a generously sized lounge and a dining room which provides direct access to the bright kitchen with an excellent range of units, a utility room and a main bathroom. Upstairs there are two double bedrooms with one having an en-suite shower room and the other a walk-in wardrobe. Secondary glazing is present throughout the property with the inclusion of double glazing in the kitchen extension. Gas central heating runs from the combi-boiler in the utility room.



Entrance Hall

4'5 x 3'16 (1.35m x 0.91m)

Entrance hall into property through the original 1930's front door with stained glass detail. Tiled foot tread with underfloor heating. Door ways allowing access to the living room, dining area/kitchen and then stairs to the upper level bedrooms.

Living Room

13'60 x 11'16 (3.96m x 3.35m)

Good sized living room with natural light from a large window with secondary glazing, looking out onto the Elizabethan walls. The space features wood flooring, a vertically-mounted central heating radiator and a hanging pendant light fitting. The storage cupboard beneath the window contains a modern electricity consumer unit. The room is provided with TV aerial and satellite connections and multiple power sockets. A cast iron fire surround creates a focal point to the room.

Dining Room

13'53 x 11'14 (3.96m x 3.35m)

The dining room offers seamless access to the kitchen, utility area, and downstairs bathroom. The room boasts elegant engineered oak wood flooring throughout, complemented by a wall-mounted radiator. An under-stairs cupboard offers practical storage solutions, while exposed beams help to add character and charm. Natural light comes from a large window with secondary glazing, offering a view of the outside courtyard and Elizabethan walls. A hanging pendant in the centre of the room provides a warm, inviting ambience.

Kitchen

10'73 x 10'82 (3.05m x 3.05m)

This stunning kitchen, added as an extension, combines historic charm with modern functionality. Featuring elegant wall and floor cabinets with a quartz countertop, it is equipped with an electric oven and hob, a 1 & ¼ bowl ceramic sink positioned beneath a window overlooking the

courtyard, with direct access to this area through the adjacent door. The pitched ceiling, complemented by a skylight, enhances the space, while a stained glass window above the breakfast bar adds character. There are dedicated spaces for a slimline dishwasher and tall standing fridge freezer. Alongside an exposed section of original stone wall, a floor to ceiling double-glazed panel adds to the natural light that fills the room. The room benefits from a wall-mounted radiator, spotlights, multiple power sockets and an engineered oak floor.

Utility Room

4'37 x 3'67 (1.22m x 0.91m)

The utility room combines functionality with character, featuring a convenient sink with drainer, space for a washing machine below and a clothes dryer above. A skylight and two stained glass windows provide ample natural light. The room contains the combi gas boiler and power sockets.

Bathroom

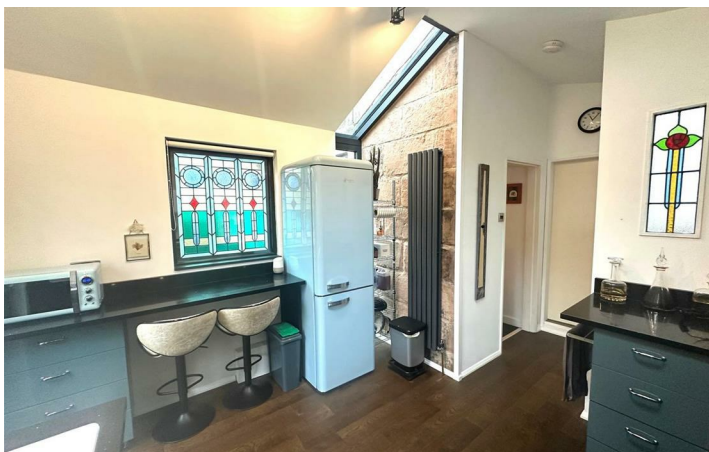
8'37 x 6'81 (2.44m x 1.83m)

The bathroom features a walk-in shower equipped with a traditional shower head, alongside a comfortable free-standing bathtub. There is a cupboard beneath the wash-hand basin with additional inset storage below a shelf with a large mirror. An inset spotlight above the shower and three bulkhead style lights provide ambient light whilst two skylights offer plenty of natural light. The bathroom is fully tiled to the walls and floor and contains a wall-mounted radiator.

Bedroom 1

13'70 x 11'13 (3.96m x 3.35m)

A spacious double bedroom boasts a charming view of the front courtyard and the historic Elizabethan walls. There is a hanging pendant light centred in the middle, complemented by a wall-mounted radiator. Featuring a walk-in wardrobe and an additional cupboard with shelving, this bedroom offers ample storage solutions.



Bedroom 2

13'54 x 11'17 (3.96m x 3.35m)

A spacious double bedroom that features an en-suite shower room and a large window that overlooks the front courtyard & the Elizabethan walls. There is a wall-mounted radiator and a central pendant light.

En-Suite

7'16 x 2'49 (2.13m x 0.61m)

This en-suite bathroom is designed featuring an enclosed shower, a modern toilet, and a stylish wash hand basin complete with convenient storage underneath. The room has recessed spotlights in the ceiling, along with an extractor fan for optimal ventilation. Finished with tiled walls and flooring.

General Information

Full gas central heating.

All fitted floor coverings are included in the sale.

All mains services are included.

Tenure-Freehold.

Council tax band B

EPC: 33 (F)

Agency Details

OFFICE OPENING HOURS

Monday - Friday 9.00 am - 5.00 pm

Saturday 9.00 am - 12.00 pm

Saturday Viewings 12.00pm - 1.00pm

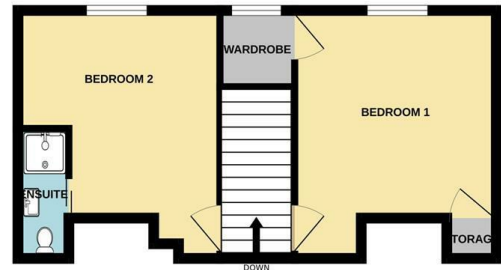
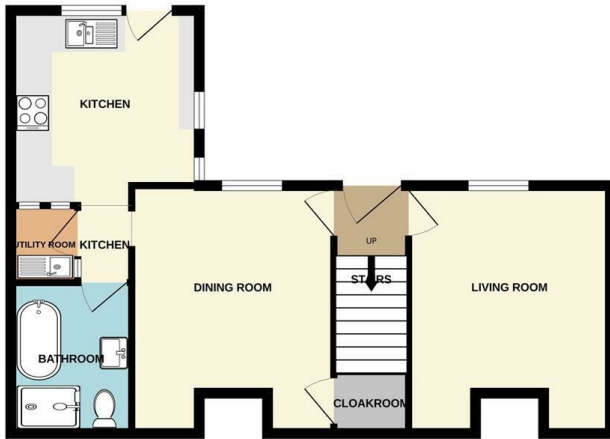
FIXTURES & FITTINGS

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.





TOTAL FLOOR AREA : 865 sq.ft. (80.4 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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