

The Old Church

MAIN STREET | HORNCLIFFE | BERWICK UPON TWEED | NORTHUMBERLAND



FINEST
PROPERTIES



A remarkable and characterful church
renovated and updated in stunning style

Berwick 5.1 miles | Bamburgh 21.8 miles | Alnwick 32.1 miles | Newcastle International Airport 62.6 miles
Newcastle City Centre 67.2 miles | Edinburgh City Centre 60.8 miles | Edinburgh Airport 69.5 miles





Accommodation in Brief

Entrance Vestibule | Grand Reception Hallway

Galleried Open Plan Kitchen, Dining & Sitting Room | Office/Bedroom
Snug/Bedroom | Jack & Jill Shower Room | Mezzanine Artist Studio/Workshop

Principal Bedroom Suite with Dressing Room & En-suite Facilities

Four Downstairs Bedrooms with En-suite Facilities | Utility Room

Linen Cupboard | WC

Driveway | Parking | Gardens | Summerhouse

Garden Shed | Wood Store







The Property

The Old Church is centrally located in the quiet village of Horncliffe, a thriving village with a traditional public house, village hall, an active community and noted to be the most northerly village in England. The village is located on the south bank of the River Tweed and around five miles south west of bustling Berwick upon Tweed. The Old Church dates back to circa 1850's and was completely converted in 2008/9 with thoughtful renovations creating a stunning and spacious individual home perfectly suited to the requirements of modern day living. The property, built from local sandstone, has a host of charm and character with original exposed crux beams and stripped and varnished wooden floors whilst being sympathetically renovated to offer bright, spacious and versatile accommodation. Quality craftsmanship is evident throughout with beautifully turned oak staircases, oak doors, contemporary en-suite bathrooms and fixtures, fittings, and finishes. A huge amount of insulation was installed during the conversion resulting in a wonderful warm atmosphere. The property has been run as a successful Bed & Breakfast so could offer scope for further development and an additional income stream.



Double wooden doors with wrought iron door furniture and dressed stone arch over lead into the entrance vestibule and onwards to the grand reception hallway. Showcasing a double height atrium, original crux beams and fabulous central staircase, the room is flooded with natural light from an impressive picture window to the front. To the centre of the room is a spacious and comfortable sitting area with a contemporary, wall mounted living flame fire. Four downstairs bedrooms are located off the hallway and are all of good size and benefit from en-suite facilities. To the rear of the hallway is a convenient utility room with storage and laundry solutions and a useful linen cupboard and separate WC.

The superbly crafted imperial style oak staircase rises to the upper floor and spacious open plan galleried living space which comprises a sitting and dining area and fully fitted kitchen. The sitting area is a wonderfully bright and relaxing space with a wood burning stove set on a slate hearth with slate tiled back. A natural flow leads to the spacious and airy dining area and onwards to the kitchen. A full range of bespoke kitchen cabinetry is offered with complementary oak surfaces and central breakfast bar island. Integrated appliances include a range style cooker with ceramic hob and extractor over, plumbing for a dishwasher and room for an American style fridge freezer.

Off the dining area are two further bedrooms which are served by a Jack and Jill shower room. One is currently used as a cosy snug, perfect for less formal relaxation and the other as a useful office. They are perfectly placed to lend themselves to a host of alternative uses depending on individual needs and requirements. A wrought iron spiral staircase leads to the galleried mezzanine level; generous in terms of size it is currently used as an artist studio and workshop.

A separate staircase leads to the principal bedroom which is yet another room of generous proportions. It boasts a walk-in dressing room with useful wash hand basin and WC, whilst the splendid, freestanding roll top bath with claw feet is located in the bedroom.







Externally

The Old Church is approached through double wrought iron gates to the front with a stone wall boundary and hedging for additional privacy. The gardens are hard landscaped for ease of maintenance and have various areas to sit and enjoy informal al fresco entertaining. The private rear garden benefits from a generous sized summer house and there is electrical wiring for a hot tub. A gravelled driveway sits to the side of the property and leads to a parking area for a number of vehicles along with the garden shed and wood store.

The Tin Tabernacle

Adjacent to The Old Church is The Tin Tabernacle which may be available by separate negotiation. Built for the Glasgow Exhibition of 1901, it was later brought to Horncliffe by train in 1908 for use as the Church Hall. It comprises a main hall, kitchen and WC and is currently used as a summer house with additional garden. It sits on a plot approximately 25m x 10.5m and has mains water, drainage and electricity.

Local Information

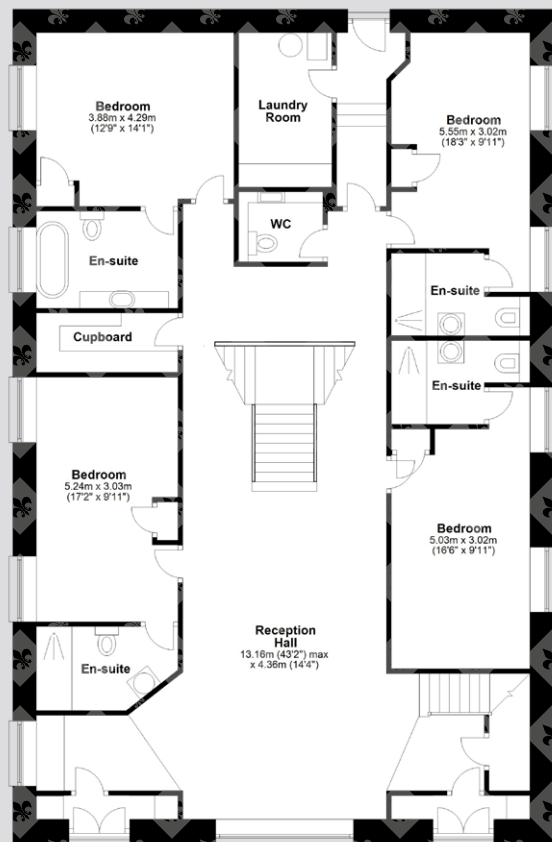
The Old Church is located in the picturesque village of Horncliffe, with a public house, village hall and an active and thriving community. It is around five miles inland from the magnificent Northumberland coastline and is designated an Area of Outstanding Natural Beauty (AONB). The area has an abundance of wildlife and home to several seabird reserves and welcomes increasing numbers of tourists each year who enjoy the regular boat trips which run to the Farne Islands to see the sea birds and seal colonies. The rural nature of the area offers a wide selection of activities for outdoor enthusiasts and is also close to the Coast and Castles tourism route with Bamburgh, Holy Island of Lindisfarne and Dunstanburgh close by. Berwick upon Tweed provides everyday amenities with supermarkets, a good range of shops, primary and secondary schooling. Alnwick with its Castle and Gardens and Newcastle are within easy reach and provide further comprehensive cultural, educational, recreational and shopping facilities.

For the commuter, the A1 provides access north to Berwick and Scotland and south to Newcastle City Centre and Newcastle International Airport. The closest main line rail station is at Berwick upon Tweed which provides regular links to both Edinburgh and Newcastle, which in turn link to other main line services to major UK cities north and south.

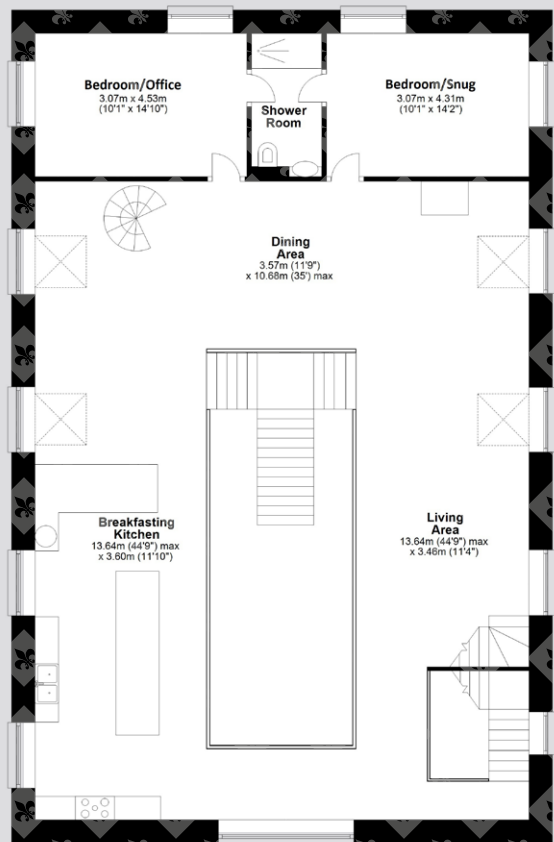


Floor Plans

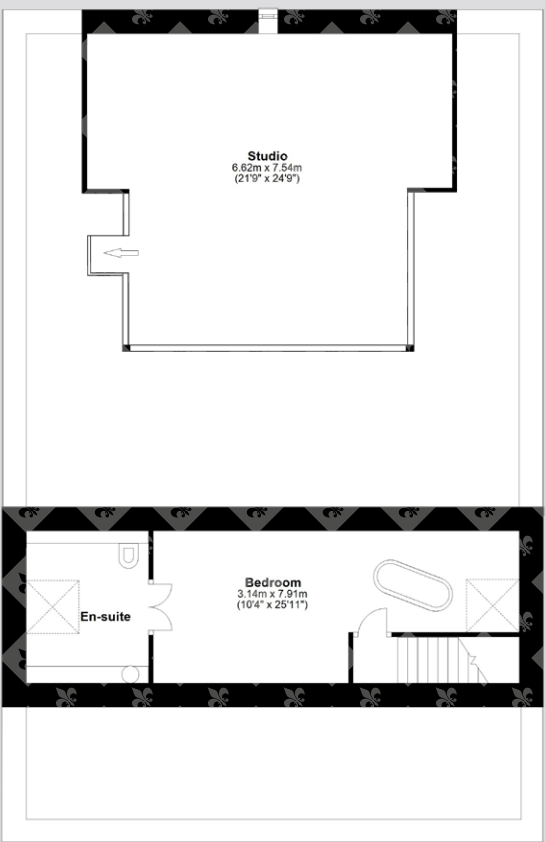
Total area: approx. 429.2 sq. metres (4620.3 sq. feet)



Ground Floor



First Floor



Second Floor

Directions

Heading north on the A1 follow signs for Berwick upon Tweed. At the East Ord roundabout take a left turn signposted Cornhill and Coldstream (A698). Continue on this road for approximately 1.1 miles and turn right signposted Horncliffe. Follow the road for approximately 2.2 miles and turn right into Horncliffe village. Continue onto Main Street and The Old Church can be found on the right hand side.

Wayleaves, Easements & Rights of Way

The property is being sold subject to all existing wayleaves, easements and rights of way, whether or not specified within the sales particulars.

Services

Mains electricity, water and drainage. Oil to radiators.

Postcode

TD15 2XW

Council Tax

Band G

EPC

Rating C

Tenure

Freehold

Viewings Strictly by Appointment

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