



# The Old Post Office & Annexe

Holy Island



SANDERSON  
YOUNG









## The Old Post Office & Annexe Holy Island, Berwick Upon Tweed, TD15 2RX

We are delighted to offer for sale a very rare and special opportunity to acquire one of Holy Island's most prestigious residential buildings, with a fascinating and long history. The property is offered for sale for the first time in nearly 200 years, and has belonged to the owner's family for many years. The house was historically known as the Post Office and closed in the late 20th century. The property is currently divided into a three/four bedroom family home (with potential for more), but also enjoys a tremendous annexe to the side, which would easily develop into a separate two bedroomed unit, if required (subject to planning and building consent).

The whole of the house also shows great opportunity to perhaps work as a Tea Room or commercial hospitality uses, being located in such a special spot set back from the main square in the heart of Holy Island and on the iconic walk up to the Castle and nearby Priory.

The property has the benefit of a small village courtyard garden immediately to the rear of The Old Post Office, and on its eastern elevation, a lovely angulated larger garden which is ideal for enjoying alfresco dining in the summer months. Parking spaces are available to the side of The Old Post Office, which leads through the gated entrance into this garden area.

### Price Guide:

Guide Price £750,000

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Holy Island, which is separated from the mainland of the United Kingdom, is designated an Area of Outstanding Natural Beauty, and the tidal system cuts off the island for a period of time every 24 hours subject to the incoming tides and notifications.

Holy Island, which is known as Lindisfarne, dates back in its history to the 6th Century AD, when it was visited by Saints Aidan, Cuthbert, Eadfrith and Eadberht of Lindisfarne. The original island was home to a Monastery and later destroyed in Victorian times, but re-established as a Priory following the Norman Conquest of England. The Parish Church dates back to 635 AD and was restored in 1860. Lindisfarne Castle is a particularly impressive building, and the area is known for its historical tourism and bird watching. The island has three fabulous pubs, a hotel and a post office.

Holy Island is well located off the coast of Northumberland, and has good accessibility to local train stations and Berwick, Chatton and Alnmouth, giving good accessibility to Edinburgh, Newcastle to the South, and London Kings Cross. The international airport serving this area is from Newcastle.

The Old Post Office and its annexe create an outstanding opportunity to purchase a unique home in a beautiful setting and could continue as one private dwelling, but could equally be divided into two residential dwellings, and/or a commercial café or hospitality use.



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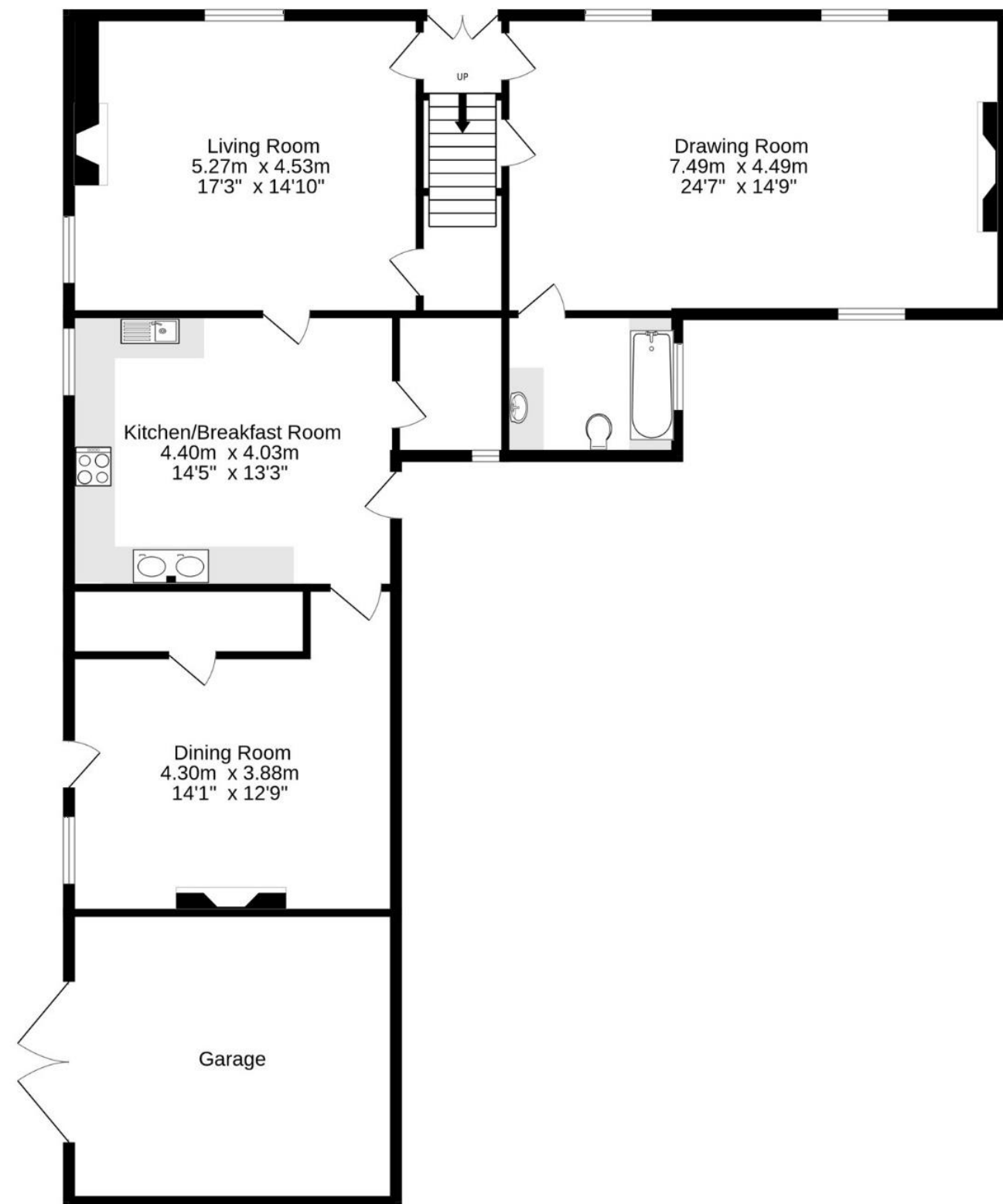




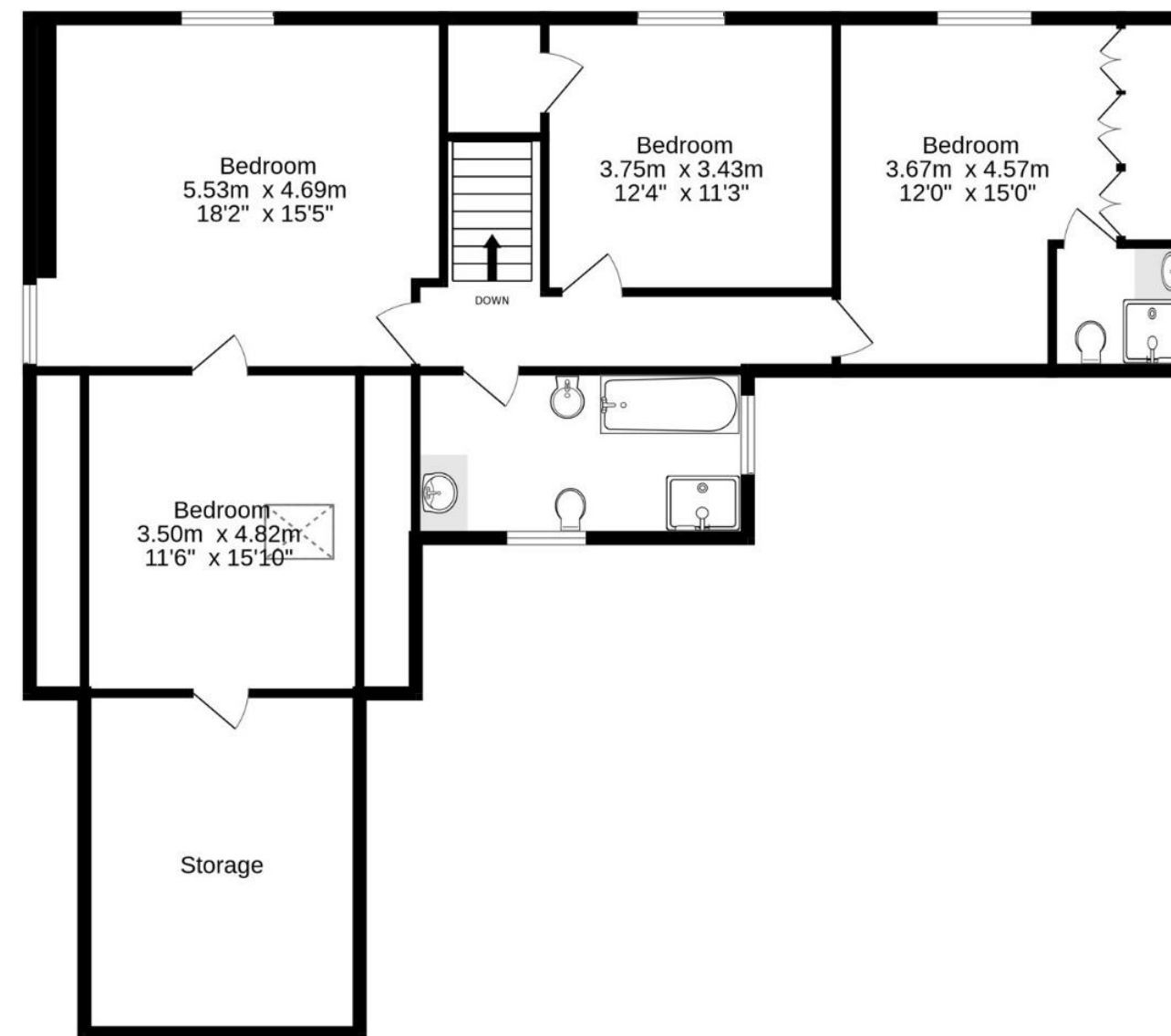




Ground Floor  
135.5 sq.m. (1458 sq.ft.) approx.



1st Floor  
109.8 sq.m. (1182 sq.ft.) approx.



TOTAL FLOOR AREA : 245.3 sq.m. (2641 sq.ft.) 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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The accommodation comprises;

From the front elevation, an impressive set of double doors leads into the entrance hall and connects the two ground floor reception rooms, one being the former post office which is a large entertaining area with window access overlooking the rear courtyard. The second lounge and family sitting room has an older feel with its stone Inglenook recessed fireplace and solid fuel fire, as well as a doorway leading through to the kitchen family breakfast room with its country pine wood cabinets and cooking range, as well as access to a utility and laundry room offering an external door to the courtyard garden.

To the first floor there are three large double bedrooms, one with an extensive arrangement of fitted wardrobes and store cupboards. One of the bedrooms has access to its own ensuite shower room wc and the other two share a family bathroom. One of the bedrooms has a large eaves storage room above the kitchen, which would easily provide another ensuite dressing room and bathroom.



## Annexe



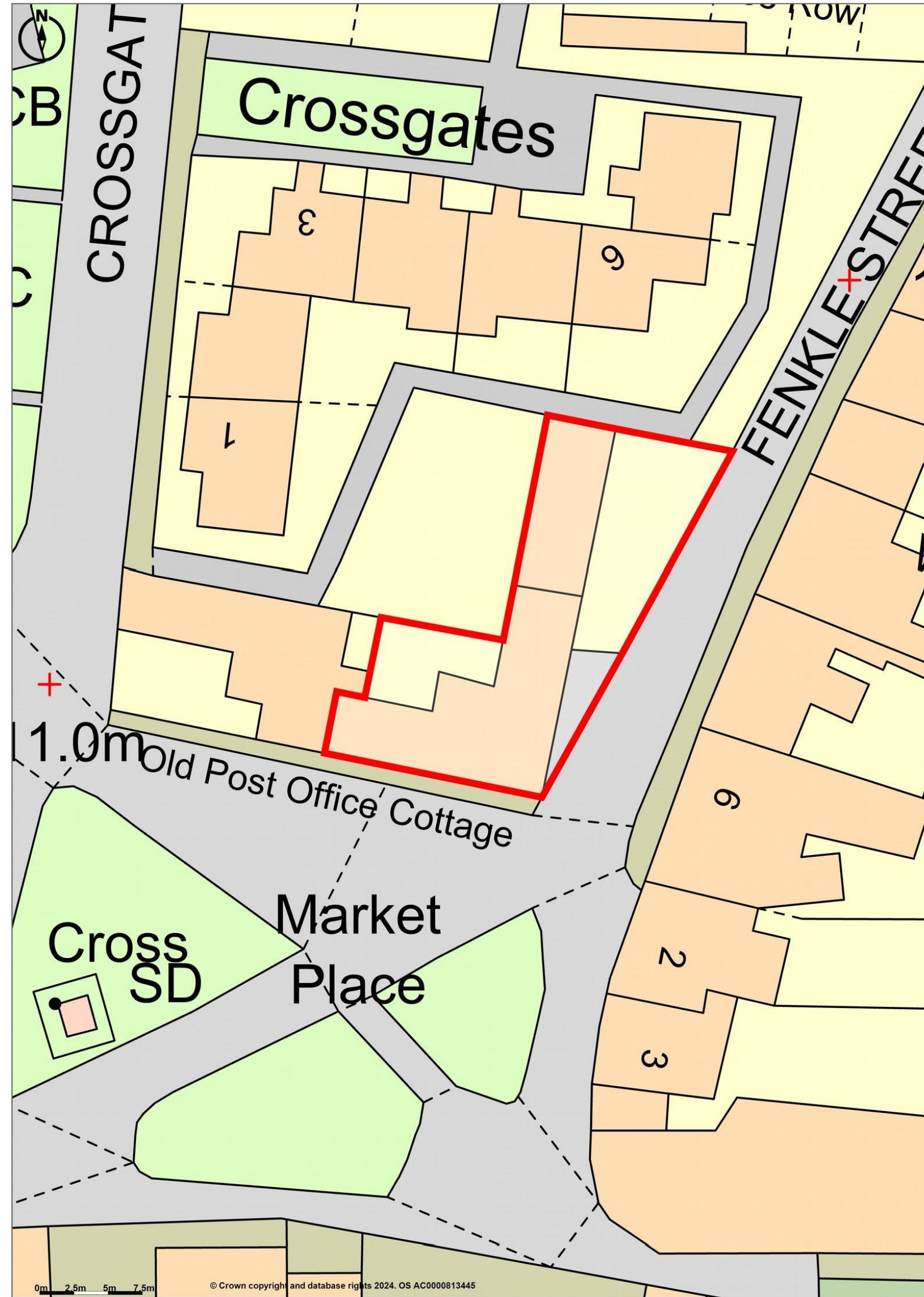
To the side elevation at ground floor level, the annexe accommodates a separate entrance into the garden, a dining room and a large former double garage and store, with at first floor level, a useful storage space above, which gives obvious potential for redesign and remodelling to create further bedroom accommodation if required.

This magnificent property is indeed very special and unique. Viewing is strongly recommended at an early opportunity to avoid later disappointment.

Services: Mains Electric, Water & Drainage | Oil Fired Central Heating | Tenure: Freehold | Council Tax: Band F | Grade II Listed



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