



# Bankhead Villa Chain Bridge

Horncliffe, Berwick-upon-Tweed, TD15 2XT

**Offers Over £1,350,000**

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A fabulous opportunity to purchase this beautifully presented detached four bedroom villa, which is located in a secluded position on the south bank of the River Tweed. Bankhead Villa is set within 5.29 acres of gardens and grounds. The present owners run a very successful adult only caravan site, which has eighteen hard standing pitches. The site has a twelve month licence and has won numerous awards over the years, for the quality of the site and the facilities.

Bankhead Villa has top quality living accommodation throughout, which comprises of a large lounge with an inglenook fireplace with a log burning stove, a charming dining room with an original fireplace and a stunning sun room which is glazed on three sides overlooking the front gardens. Bespoke fitted traditional breakfasting kitchen with a central workstation and a Rayburn cooker. Also on the ground floor is a cloakroom and a double bedroom with an en-suite shower room. On the first floor is a family bathroom and three further double bedrooms, one with an en-suite shower room. The villa has full double glazing and oil central heating.

Stunning cottage gardens at the front of the property with informal lawns with well stocked flowerbeds and shrubberies. Driveway leading to a large enclosed courtyard which offers ample parking and has a range of traditional outbuildings. Part of the outbuildings have been converted for the use of the caravan site, which includes a lounge, a laundry room, showers and toilets. The other outbuildings are used for storage and an office with a toilet, which would be ideal for someone working from home. The outbuildings offer potential to convert into further living accommodation, either as a granny flat, or further rental properties.

This is an opportunity not to be missed, with a well established business which is very successful creating a very good primary or secondary income, along with a beautiful family house with top quality living accommodation. Viewing recommended.





## Location

Tucked away on the south bank of the river Tweed and next to the historic Chain Bridge, the property is located in a stunning rural position only five miles south west from Berwick-upon-Tweed. The property is within easy reach to Edinburgh and Newcastle by train approximately 45 minutes, with the nearest railway station in Berwick-upon-Tweed. There are beautiful beaches along the east coastline, including Coldingham, Berwick and Bamburgh, all within a very short drive. Other places of interest include Holy Island, the Farne Islands, Craggside House and Alnwick and Bamburgh castles.

Bankhead Villa is next the the River Tweed, with lovely walks and having the opportunity to see varied wildlife. Berwick-upon-Tweed has varied shopping, restaurants and sports facilities including two golf courses, a rugby and football clubs, tennis and bowling and a sports centre. Berwick has both main stream schooling and Longridge private school.

## Entrance Hall

Partially glazed entrance door giving access to the hall which has a skylight and a built-in understairs cupboard housing the electric meters. Central heating radiator.

## Cloakroom

4'9 x 6'8 (1.45m x 2.03m)

Fitted with a white three piece suite which includes a wash hand basin with a vanity unit and a toilet. Central heating radiator, a cloaks hanging area and a built-in shelved storage cupboard.

## Kitchen

14'8 x 14'3

Fitted with a bespoke cream traditional kitchen with an excellent range of wall and floor units, with wood effect worktop surfaces with a tiled splashback. The kitchen incorporates a central workstation with a breakfast bar, a Rayburn cooker and a one and a half bowl white ceramic sink and drainer below the triple window to the rear.

Integrated dish washing machine, four ring ceramic hob with a cooker hood above. Recessed ceiling spotlights.

## Lounge

16' x 19'5 (4.88m x 5.92m)

A stunning reception room with an attractive marble inglenook fireplace with a multi-fuel stove sitting on a marble hearth. Triple window to the side and a double window to the front, two central heating radiators and a picture rail.

## Front Hall

19'3 x 6'9 (5.87m x 2.06m)

With the original staircase to the first floor landing, a central heating radiator and a door to the rear hall. Partially glazed door to the sunroom and a door to the dining room.

## Dining Room

16' x 15' (4.88m x 4.57m)

A well appointed reception room with ample space for a table and chairs, the dining room has a window to the side and a built-in shelved alcove with cupboard space below. Attractive open coal fireplace with a timber surround and a cast iron inset. Central heating radiator and double French doors to the sunroom.

## Sunroom

14' x 24'5 (4.27m x 7.44m)

A stunning addition to the property to the property which is glazed on three sides taking advantage of the views over the gardens at the front of the house. Double French doors giving access to the side garden and recessed ceiling spotlights. Under floor heating.

## Bedroom 2

13'4 x 10'8 (4.06m x 3.25m)

A generous double bedroom with a window to the rear and side and recessed ceiling spotlights. Built-in wardrobe, a central heating radiator and recessed ceiling spotlights.



### En-Suite Shower Room

5'9 x 7'2 (1.75m x 2.18m)

Fitted with a quality white three-piece suite which includes a wash hand basin with a vanity unit below, a toilet and a walk-in shower cubicle. Frosted window to the rear.

### First Floor Landing

Built-in airing cupboard housing the hot water tank and a useful storage cupboard. Velux window and recessed ceiling spotlights.

### Bedroom 1

16'1 x 14'9 (4.90m x 4.50m)

A large double bedroom with a triple window to the front and three built-in double wardrobes with fitted drawers either side offering excellent storage. Central heating radiator and recessed ceiling spotlights.

### Family Bathroom

7'2 x 10'1 (2.18m x 3.07m)

Quality white suite which includes a bath with a shower attachment and an electric shower above, a toilet and a wash hand basin with a shaver light and socket above. A double window to the front with blinds, a heated towel rail and a medicine cabinet.

### Bedroom 3

12'2 x 14'1 (3.71m x 4.29m)

A double bedroom with a triple window to the front with fitted blinds, a central heating radiator and recessed ceiling spotlights.

### En-Suite Shower Room

5'5 x 7'5 (1.65m x 2.26m)

Fitted with a quality white three-piece suite which includes a wash hand basin with a mirror and shaver light and socket above, a toilet and a shower cubicle. Heated towel rail, window to the rear and recessed spotlights.

### Bedroom 4

10'7 x 10'3 (3.23m x 3.12m)

A good sized bedroom with a window either side and a central heating radiator.

### Outside

Driveway leading to the rear of the property into an enclosed courtyard, which offers offers ample parking. The enclosed courtyard is a real suntrap, offering an ideal area to enjoy the sun. Stunning cottage garden at the front and side of the property, which is laid to a lawn with well stocked flowerbeds and shrubberies.

### Courtyard

A range of stone built outbuildings offering excellent storage and an office with a toilet. This offers potential to convert into extra living accommodation. Part of the outbuildings has been converted for the used of the caravan site with a guest lounge, a communal room with showers, a laundry room and toilets.

### Caravan Site

This award winning site has a twelve month licence offering 16 hard standing pitches. The current owner only opens the site for 6 months a year. This stunning adults only site, is tucked away on the south bank of the river Tweed, just inland from Northumberland's magnificent sandy beaches and rugged coastline. Each pitch is supplied with its own electric and water point. The site also offers a lounge, a laundry room, showers and toilets.

### General Information

Full double glazing.

Full oil fired central heating.

Council tax band TBC

All mains services are connected except for gas.

All fitted floor coverings are included in the sale.

Energy Rating TBC.

### Agency Details

OFFICE OPENING HOURS





Monday - Friday 9.00 am - 5.00 pm  
Saturday 9.00 am - 12.00 pm

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



1ST FLOOR



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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