



Haggerston Flowers, Haggerston

Guide Price £435,000

PATON & CO
ESTATE AGENTS



Haggerston Flowers

Haggerston, Berwick-Upon-Tweed

Haggerston Flowers is a distinctive detached home, set on a generous and beautifully landscaped plot. This exceptional property offers a unique layout that includes a striking snooker room.

- Beautifully Landscaped Garden Grounds
- Reversed Living With Sitting Room On First Floor
- Snooker Room
- Ample Parking
- Within 10 minutes of Cheswick Beach, Goswick Golf Course & Holy Island

Accommodation Comprises

Ground Floor – Entrance Hall, WC, Dining Kitchen, Four Bedrooms, Family Shower Room, Utility Room, Snooker Room

First Floor – Sitting Room

Garden & Grounds – Driveway with Ample Parking, Lawn, Mature Herbaceous Borders, Flower Beds & Shrubs, Patios, Garden Studio/Summer House, Raised Beds, Greenhouse, Shed, Trees, Gravelled Paths.



Property Description

Haggerston Flowers is a unique detached home, perfectly positioned on the edge of the hamlet of Haggerston. This delightful property enjoys beautifully maintained gardens and driveway with ample private parking.

The ground floor opens with a welcoming entrance hall leading to a spacious, open-plan dining kitchen, the true heart of the home, with a staircase rising to the impressive first-floor sitting room, bathed in natural light from its triple-aspect windows with unrestricted countryside views to the north and west. The ground floor level also offers a practical utility room, a cloakroom/WC, four well-proportioned bedrooms, and a contemporary family shower room.

Previously a double garage, now accessed via a few steps next to the utility room, the space has been thoughtfully converted by the current owners into a superb snooker room, creating a unique and sociable entertaining area that forms a truly special feature of this exceptional home.

Externally, the property is set within a generous and beautifully landscaped plot that has been lovingly developed by the current owners. The gardens feature sculpted topiary, mature herbaceous borders, flower beds, an array of shrubs and trees, and expansive lawns that provide a wonderful sense of space. A patio offers the perfect spot for outdoor dining and relaxation, complemented by a charming garden studio/summer house, raised beds, a greenhouse, and multiple garden sheds. To the front, a spacious driveway with a turning circle provides ample parking for several vehicles.





GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 145.8 SQ M / 1569 SQ FT

FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 53.4 SQ M / 575 SQ FT

HAGGERSTON FLOWERS
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA = 199.2 SQ M / 2144 SQ FT
All measurements and fixtures including doors and windows
are approximate and should be independently verified.
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Area Insights

Haggerston Flowers is nestled within an Area of Outstanding Natural Beauty, positioned on the edge of the hamlet of Haggerston. This idyllic location is surrounded by rolling countryside, open farmland, and stunning coastal scenery, offering a true sense of peace and seclusion.

Nearby villages provide a friendly community atmosphere along with everyday amenities such as local shops, primary schools, and welcoming country pubs. The unspoilt Northumberland coastline, with its expansive beaches and dramatic views, lies just moments away, perfect for those who enjoy coastal walks and outdoor pursuits.

The historic market town of Berwick-upon-Tweed, approximately seven miles to the north, offers a comprehensive range of amenities including supermarkets, independent boutiques, cafés, restaurants, and leisure facilities. The town also provides excellent schooling options and a vibrant arts scene centred around The Maltings Theatre and Cinema. Berwick's rich history is evident in its Elizabethan town walls, cobbled streets, and beautiful riverside walks along the River Tweed.

The surrounding area is a haven for outdoor enthusiasts. Golfers can enjoy nearby courses at Goswick, Magdalene Fields, and Bamburgh, while the region's extensive network of trails and bridleways is ideal for walking, cycling, and horse riding. The Northumberland coastline offers outstanding opportunities for sailing, paddleboarding, and sea fishing. Locally, Berwick supports a range of sports clubs, including rugby, football, cricket, and tennis, fostering a strong sense of community spirit.

Haggerston Flowers benefits from excellent transport connections. The nearby A1 provides quick and easy access both north to Edinburgh and south to Newcastle. Mainline rail services from Berwick-upon-Tweed station connect to both cities in under an hour, while local bus routes link the surrounding villages and towns, making this beautiful rural setting remarkably well connected.





Useful Links

Goswick Golf Club - <https://www.goswickgolfclub.com>

Goswick Sands - <https://www.thebeachguide.co.uk/north-east-england/northumberland/goswick-sands.htm>

Northumberland ANOB - <https://landscapesforlife.org.uk/about-aonbs/aonbs/overview>

Longridge Towers School - <https://lts.org.uk>

Fishing - <https://www.tweedbeats.com>

The Maltings - <https://www.maltingsberwick.co.uk/?FromMobile=1>

Berwick Museum - <https://museumsnorthumberland.org.uk/berwick-museum-art-gallery>

Berwick Castle - <https://www.english-heritage.org.uk/visit/places/berwick-upon-tweed-castle-and-ramparts>

Berwick Train Station - <https://www.lner.co.uk/the-east-coast-experience/our-stations/berwick-upon-tweed-station>

Berwick Food & Beer Festival - <https://www.berwickfoodandbeerfestival.co.uk>

Berwick Sports & Leisure Centre - Berwick Sports and Leisure Centre | Places Leisure

Bamburgh Castle - <https://www.bamburghcastle.com>

Bamburgh Golf Club - <https://www.bamburghcastlegolfclub.co.uk>

Bamburgh Cricket Club - <https://bamburghcastle.play-cricket.com/home>

The Potted Lobster - <https://thepottedlobster.co.uk>



General Remarks

What3words

<https://w3w.co/unframed.strut.infringe>

Tenure

Freehold

Council Tax

Band D.

Energy Efficiency Rating

TBC

Local Authority

Northumberland County Council

Services

Mains electricity, water, drainage to a shared septic tank, oil central heating. Fibre broadband services available.

Fixtures and Fittings

All fitted carpets, curtain poles, blinds, light fittings and integrated appliances form part of the sale.

Listing and Conservation

Haggerston Flowers is not listed but it does lie within an AONB (area of outstanding natural beauty).





Compliance

All successful bidders will be subject to third party proof of funding and AML (Anti Money Laundering) checks. These checks will consist of proof of address, proof of ID and proof of how the purchase is being funded. Please note there will be a charge of £25 + VAT £30 total per individual. To find out how we process Personal Data, please refer to our privacy policy: <https://www.patonandco.com/privacy-policy/>

Misrepresentations

1. The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor Paton & Co, the selling agent, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent. 2. The Purchaser(s) shall be deemed to acknowledge that he/she has not entered into contract in reliance on the said statements, that he/she has satisfied himself as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property. 3. Any error, omission, or misstatement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.

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Paton & Co Estate Agents

Paton & Co LLP, Conduit House - TD15 1TB

01289542400 • enquiries@patonandco.com • www.patonandco.com/

