



West Stable House, Grindon Rigg - TD15 2PT

Offers Over £345,000

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West Stable House

Grindon Rigg, Berwick-Upon-Tweed

A beautifully positioned three-bedroom barn conversion combining characterful interiors, attractive gardens and ample parking in the picturesque hamlet of Grindon Rigg.

- Stunning stone-built barn conversion
- Picturesque hamlet setting at Grindon Rigg
- Three light-filled bedrooms
- Principal bedroom with en-suite shower room
- Characterful living room with log-burning stove
- Gardens, powered summer house and ample parking

Accommodation Comprises

Ground Floor: Kitchen/Dining Room, Utility, WC, Living Room

First Floor: Principal Bedroom with Ensuite, Bedrooms 2 & 3, Bathroom



Property Description

West Stable House is a stunning stone-built barn conversion, thoughtfully completed in the 1990s and beautifully positioned within the picturesque hamlet of Grindon Rigg.

The property opens into a welcoming kitchen and dining room, where an exposed stone wall adds character to the room. The kitchen is fitted with a breakfast bar, dishwasher, electric oven and hob. A useful adjoining utility room has a sink, with a separate WC beyond and access to the rear courtyard garden.

The generously proportioned living room centres around a characterful log-burning stove and also benefits from useful understairs storage. A door opens onto the front lawned garden, framed by mature planted borders.

On the first floor, the landing includes a practical airing cupboard and leads to three bedrooms, all of which benefit from Velux windows that fill the rooms with natural light. The principal bedroom has an en-suite shower room and fitted storage. A separate bathroom serves bedrooms two and three. Bedroom two retains attractive original floorboards and benefits from fitted storage, while bedroom three is the smallest of the three bedrooms.

To the rear, the enclosed courtyard garden provides space for outdoor seating and includes a summer house with power, a shed and a greenhouse. At the front, there is a lawned garden with mature borders. Ample parking is available on the driveway and at the foot of the drive.





General Remarks

What3words:

///[touched.bounding.diamonds](#)

Tenure:

Leasehold – Seller currently acquiring the freehold

Council Tax:

D

Energy Efficiency Rating:

Band D (63)

Local Authority:

Northumberland County Council

Services:

Oil Fired Central Heating

Mains Water

Drainage via Septic Tank

Fixtures and Fittings:

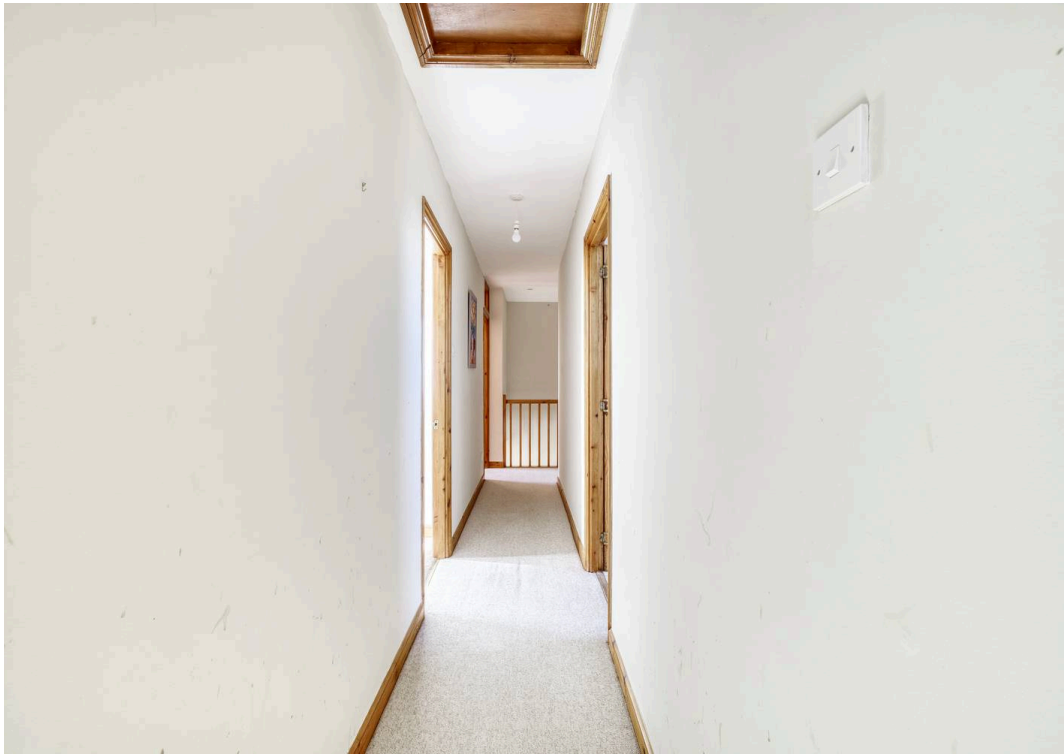
All fitted carpets, light fittings and integrated appliances form part of the sale.

Listing and Conservation:

West Stable House is not a listed building nor situated in a conservation area.











Area Insights

West Stable House enjoys a peaceful rural setting at Grindon Rigg, surrounded by some of North Northumberland's most attractive countryside, while remaining conveniently placed for the amenities and attractions of both Norham and Berwick-upon-Tweed.

The historic village of Norham lies just a short drive away and offers a well-regarded village shop, primary school, public house, church and an active local community. Dominated by the impressive ruins of Norham Castle overlooking the River Tweed, the village is rich in history and provides a wonderful setting for everyday village life.

Berwick-upon-Tweed, approximately 10 miles away, offers a comprehensive range of facilities including supermarkets, independent retailers, cafés, restaurants, healthcare services, leisure amenities and schooling for all ages. The town's Elizabethan walls, picturesque quayside and thriving cultural scene make it one of the most desirable destinations along the Northumberland coastline.

The area is particularly well served for outdoor pursuits. The banks of the River Tweed are renowned for salmon fishing, while the surrounding countryside provides excellent walking, cycling and riding opportunities. Nearby attractions include the Ford & Etal Estate, Paxton House, the beaches of the Northumberland coast and the Cheviot Hills, all offering exceptional opportunities for recreation and exploration.

For families, schooling is available at Norham St Ceolwulf's Church of England Primary School, with a wider choice of primary and secondary schools available in Berwick-upon-Tweed and the surrounding area. Prospective purchasers should satisfy themselves regarding catchment areas and admissions policies with the relevant local authority.

The property is also well positioned for commuters, with Berwick-upon-Tweed railway station providing regular East Coast Main Line services to Edinburgh, Newcastle and London, making West Stable House an appealing choice for those seeking a rural lifestyle without sacrificing connectivity.



Useful Links

[Village Life in Norham](http://norhamlife.co.uk) [norhamlife.co.uk]

[Discover Historic Norham](http://norhamlife.co.uk) [norhamlife.co.uk]

[Visit Berwick-upon-Tweed](http://visitberwick.com) [visitberwick.com]

[Explore Berwick-upon-Tweed](http://visitnorth...erland.com)
[visitnorth...erland.com]

[Things to Do in Berwick](http://visitberwick.com) [visitberwick.com]

[Ford & Etal Estate](http://ford-and-etal.co.uk) [ford-and-etal.co.uk]

[Plan a Visit to Ford & Etal](http://ford-and-etal.co.uk) [ford-and-etal.co.uk]

[Ford & Etal Area Guide](http://visitnorth...erland.com)
[visitnorth...erland.com]

[Berwick Tourist Information](http://visitnorth...erland.com)
[visitnorth...erland.com]

[The Collingwood Arms, Cornhill-on-Tweed](#)

[The Masons Arms, Norham](#)

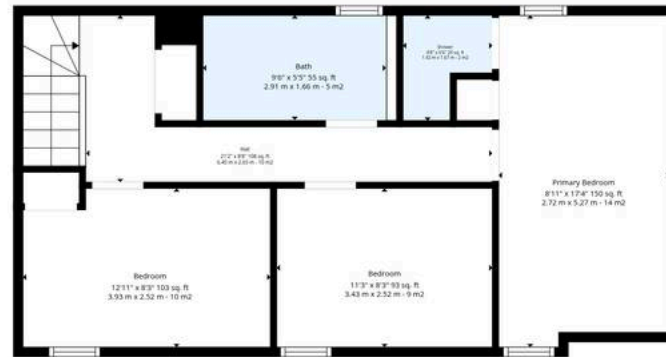
[The Black Bull, Etal](#)

[Norham Primary School](#)

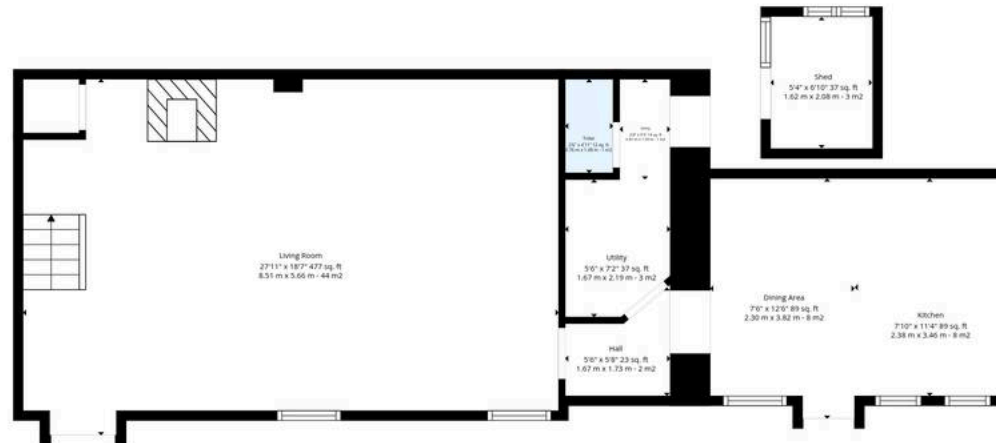
[Longridge Towers School](http://lts.org.uk) [lts.org.uk],
[lts.org.uk]

[Berwick Academy](#)

[Berwick Middle School](#)



First Floor



Ground Floor

Total: 1330 sq. Ft, 124 m²

Ground Floor: 751 sq. Ft, 70 M², First Floor: 579 sq. Ft, 54 m²

Excluded Areas: Shed: 76 sq. Ft, 7 M², Utility: 37 sq. Ft, 3 M², Walls: 153 sq. Ft, 15 m²

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.







You can include any text here. The text can be modified upon generating your brochure.

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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