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HOLBURN VILLAGE, BERWICK-UPON-TWEED, TD15

Offers Over £410,000

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Exceptional barn conversion, completed in 2024, offering the perfect blend of contemporary comfort and traditional character within a peaceful semi-rural setting. Finished to an excellent standard throughout, the property combines quality craftsmanship with modern energy-efficient features, creating a superb home that will appeal to a variety of buyers.

Internally, the thoughtfully designed accommodation is filled with natural light and complemented by quality finishes, including solid oak internal doors, tiled flooring, exposed beams and a beautifully appointed oak kitchen with porcelain work surfaces. Two generous en-suite bedrooms and spacious reception rooms provide comfortable and versatile living.

Situated within a small exclusive development, the property enjoys attractive gardens, access to a shared paddock area and wonderful open views across the surrounding countryside towards the coast, all whilst remaining just a short drive from Berwick-upon-Tweed and its excellent amenities.

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The internal accommodation comprises: a welcoming entrance hall with porcelain-tiled flooring, a useful storage cupboard, a convenient ground-floor WC and an oak staircase leading to the first floor. To one side is a spacious dual-aspect kitchen/dining room, fitted with a range of oak wall and base units, porcelain work surfaces and integrated appliances, with direct access to the rear garden. Opposite is a generous living room with French doors opening onto the garden, creating a bright and inviting space for both everyday living and entertaining. The ground floor has underfloor heating throughout.

To the first floor are two generous double bedrooms, both showcasing exposed beams and Velux windows that enhance the property's character. Each bedroom benefits from its own en-suite bathroom, with the principal en-suite featuring both a bath and a separate walk-in shower.

Externally, the property enjoys a beautifully maintained rear garden with a raised sandstone patio and lawn. Residents also benefit from access to a shared paddock with mature trees and far-reaching countryside and coastal views, while the attractive gravelled courtyard and peaceful setting further enhance the property's appeal.



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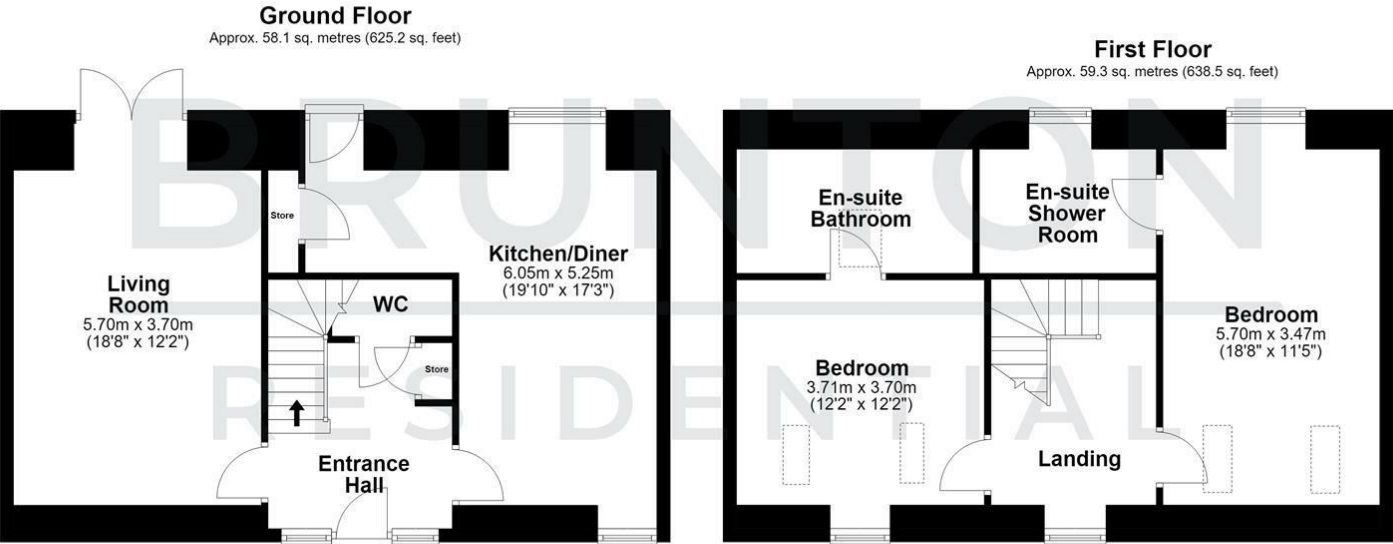
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : D

EPC RATING : B



Total area: approx. 117.4 sq. metres (1263.7 sq. feet)

