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HOLBURN VILLAGE, BERWICK-UPON-TWEED, TD15

£650,000


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Beautifully presented three-bedroom detached barn conversion located within East Holburn Steading, Holburn Village, offering high-quality accommodation, stunning countryside views and a superb standard of finish throughout.

The accommodation is thoughtfully arranged with a generous lounge, versatile office or boot room, utility room and convenient WC. At the heart of the home is an impressive open plan kitchen/diner featuring a central island, integrated appliances and French doors overlooking the surrounding landscape. All three double bedrooms benefit from en suite shower rooms, while externally the property enjoys well-maintained gardens, extensive gravel parking and a carport garage.

East Holburn Steading enjoys a peaceful rural setting in the Northumberland countryside, whilst remaining within easy reach of Lowick, Belford and Berwick upon Tweed. Berwick provides a wide range of shops, restaurants, leisure facilities and a mainline railway station with direct services to Newcastle, Edinburgh and London. Surrounded by open countryside and close to the Northumberland coastline, this is an exceptional opportunity for those seeking a spacious home in a highly desirable rural location.

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The internal accommodation comprises: an entrance hall with wood-effect flooring and stairs leading up to the first floor. The hall provides access to a versatile office or boot room, a well-appointed utility room fitted with storage cabinetry, work surfaces, a sink unit and tiled flooring, along with a convenient WC. Oak internal doors and a bright, neutral décor continue throughout.

The lounge is a generous reception room featuring wood-effect flooring and a contemporary media wall with an inset electric fire. Positioned opposite, the impressive kitchen diner enjoys outstanding countryside views through full-height glazing and French doors. Fitted with shaker-style cabinetry, integrated appliances, marble effect work surfaces and a central island with induction hob, the room provides ample space for dining and entertaining.

Stairs rise to the first-floor landing, which provides access to all rooms. The main bedroom is an exceptional double room, featuring a striking full height picture window framing far-reaching rural views, fitted wardrobes and an en suite shower room. A second generous double bedroom also benefits from fitted storage and an en suite shower room. The third bedroom is a comfortable double room with a further en suite shower room, all finished to a high standard with contemporary fittings and tiled finishes.

Externally, the property is approached via a gravelled courtyard and benefits from extensive gravel parking along with a detached carport-style garage. The rear garden is predominantly laid to lawn with a paved seating terrace, enclosed boundaries and uninterrupted countryside views. Forming part of an attractive stone-built steading development, this beautifully presented barn conversion combines characterful architecture with modern finishes and energy-efficient air source heating throughout.





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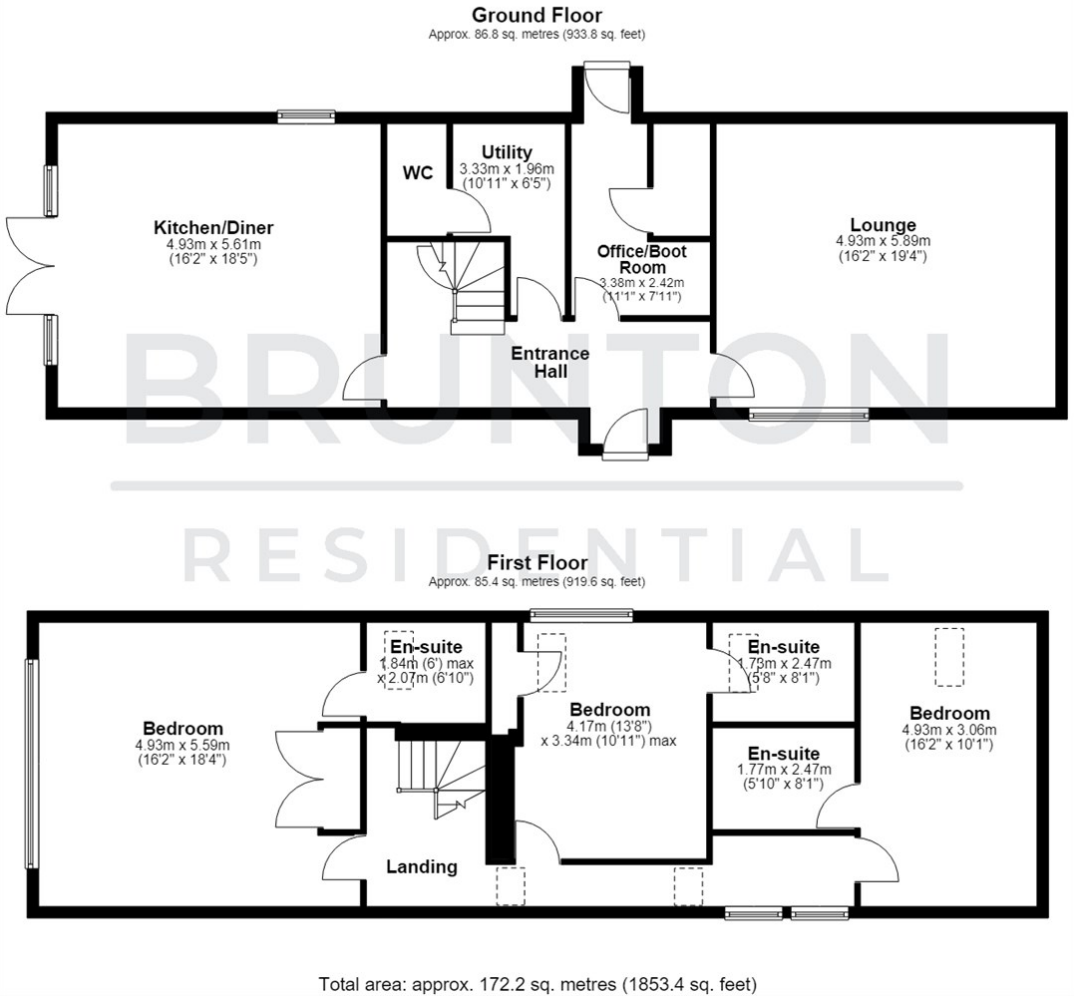
TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : E

EPC RATING : B



Total area: approx. 172.2 sq. metres (1853.4 sq. feet)



