



The Bungalow Chare Ends, Holy Island - TD15 2SE

Guide Price £469,999

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The Bungalow Chare Ends

Holy Island, Berwick-Upon-Tweed

A rare opportunity to acquire a spacious four-bedroom property, previously ran as a successful B&B, located in a desirable position on Holy Island.

- 4-Bedrooms
- Previously used as a B&B
- Views of Lindisfarne Castle
- Off-street parking
- Desirable location
- Private garden

Accommodation Comprises

Ground Floor :- Porch, Dining/Sitting Room, Breakfasting Kitchen, Utility, Family Bathroom, 2x En-Suite Double Bedrooms, 1x Double Bedroom, Shower Room, Bedroom 4/Study.

First Floor/Loft:- Converted Loft Space, Storage

Outside:- Driveway, Garden, 2x Garden Sheds, Patio



Property Description

The Bungalow is a spacious four-bedroom property, previously ran as a successful B&B, located in a desirable position on the island.

As you enter The Bungalow from the spacious private driveway, you're welcomed into a bright entrance porch. To the right, a hallway leads to three generously sized bedrooms, all offering en-suite shower rooms, all offering views across to Lindisfarne Castle.

To the left of the porch, the home opens into a spacious, open-plan dining and sitting room that flows seamlessly into a breakfasting kitchen.

Beyond the kitchen, a convenient utility provides access out to the garden and to a family bathroom, an additional bedroom or study, and a ladder leading up to a converted loft space with a separate storage room.

The Bungalow is approached via a large block-paved driveway, accessed through double gates that enhance both privacy and curb appeal.

To the rear of the property, a charming garden room offers a tranquil space to relax while enjoying views over the garden and beyond to the iconic Lindisfarne Castle.

The garden itself is thoughtfully designed, featuring a patio area, lawn, flower beds, a practical garden shed, and a pathway that wraps around the property, leading conveniently to the rear entrance with an additional shed for storage.







General Remarks

Tenure

Freehold

Council Tax

Band D

EPC Energy Efficiency

Rated E

Services

Oil Central Heating

Mains Drainage, Electricity and Water

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

The Bungalow is not listed but does sit within the conservation area of Holy Island.

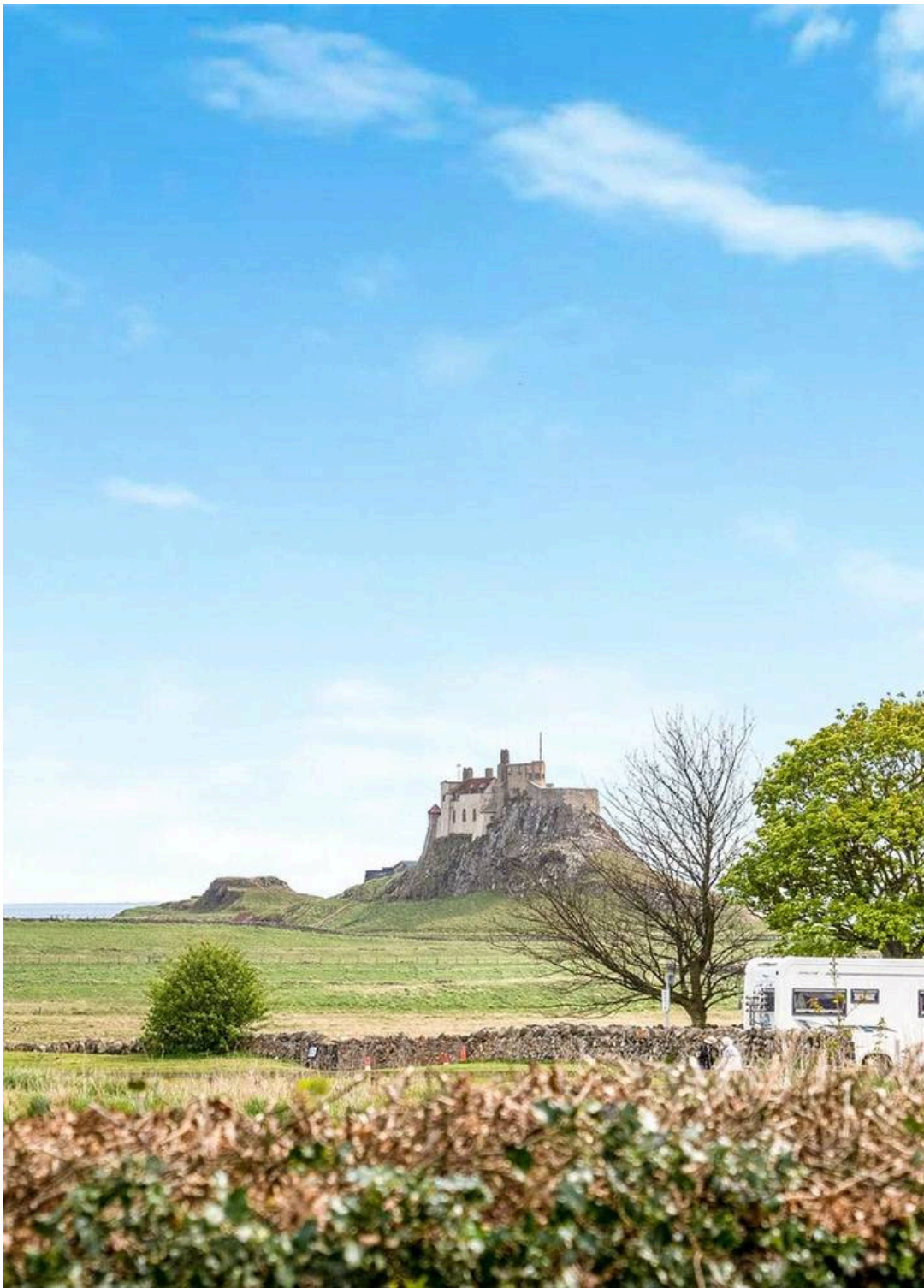
Distances

Berwick-upon-Tweed Train Station 14 miles, Seahouses 19.5 miles, Coldstream 22 miles, Alnwick 27 miles, Kelso 30 miles, Melrose 45 miles, Edinburgh 70 miles. (all distances are approximate).









Area Insights

The Holy Island of Lindisfarne is a peaceful yet popular tidal island off the Northumberland coast, known for its natural beauty, rich history, spectacular walks around the island and unique attractions.

Highlights include the National Nature Reserve, Lindisfarne Castle, the award-winning Gertrude Jekyll Garden, and St. Aidan's Winery. During low tide, you can also access the smaller St. Cuthbert's Island, ideal for bird and seal spotting.

Access to Holy Island is tide-dependent—please refer to official crossing times before travelling.

The island has a post office for essentials and a welcoming village with pubs, cafés, and local events at the Village Hall. Lindisfarne Castle, originally abandoned during the reign of Henry VIII, was transformed into a holiday home by Sir Edward Lutyens in 1901 and offers stunning views of the gardens and coastline.

Holy Island lies within the Northumberland Coast Area of Outstanding Natural Beauty, close to scenic towns such as Bamburgh, Seahouses, Alnwick, Craster, and Goswick.

Nearby Berwick-upon-Tweed provides a full range of amenities, supermarkets, schools, restaurants, and cultural venues like The Maltings Theatre. The area is perfect for outdoor pursuits including walking, fishing, riding, and diving.

Transport links are excellent, with Berwick's mainline station offering regular trains to Edinburgh, Newcastle, and London (approx. 3hr 45min). The A1 also provides direct road access north and south.



Useful Links

Crossing Times -

<https://holysislandcrossingtimes.northumberland.gov.uk/>

Northumberland county council -

<https://www.northumberland.gov.uk/Home.aspx>

Planning and building -

<https://www.northumberland.gov.uk/Planning.aspx>

Lindisfarne Castle -

<https://www.nationaltrust.org.uk/lindisfarne-castle>

Holy Island parish council - <https://www.hipc.website/>

Belford Medical Practice-

<https://www.belfordmedicalpractice.nhs.uk/#>

Visit Northumberland -

<https://www.visitnorthumberland.com/>

Northumberland National Park -

<https://www.northumberlandnationalpark.org.uk/>

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

Berwickshire High School -

<https://www.berwickshirehighschool.co.uk/>

Alnwick castle - <https://www.alnwickcastle.com/>

Coldstream Burcher -

<https://www.gjsandersonbutchers.co.uk>

Coldstream Medical Centre -

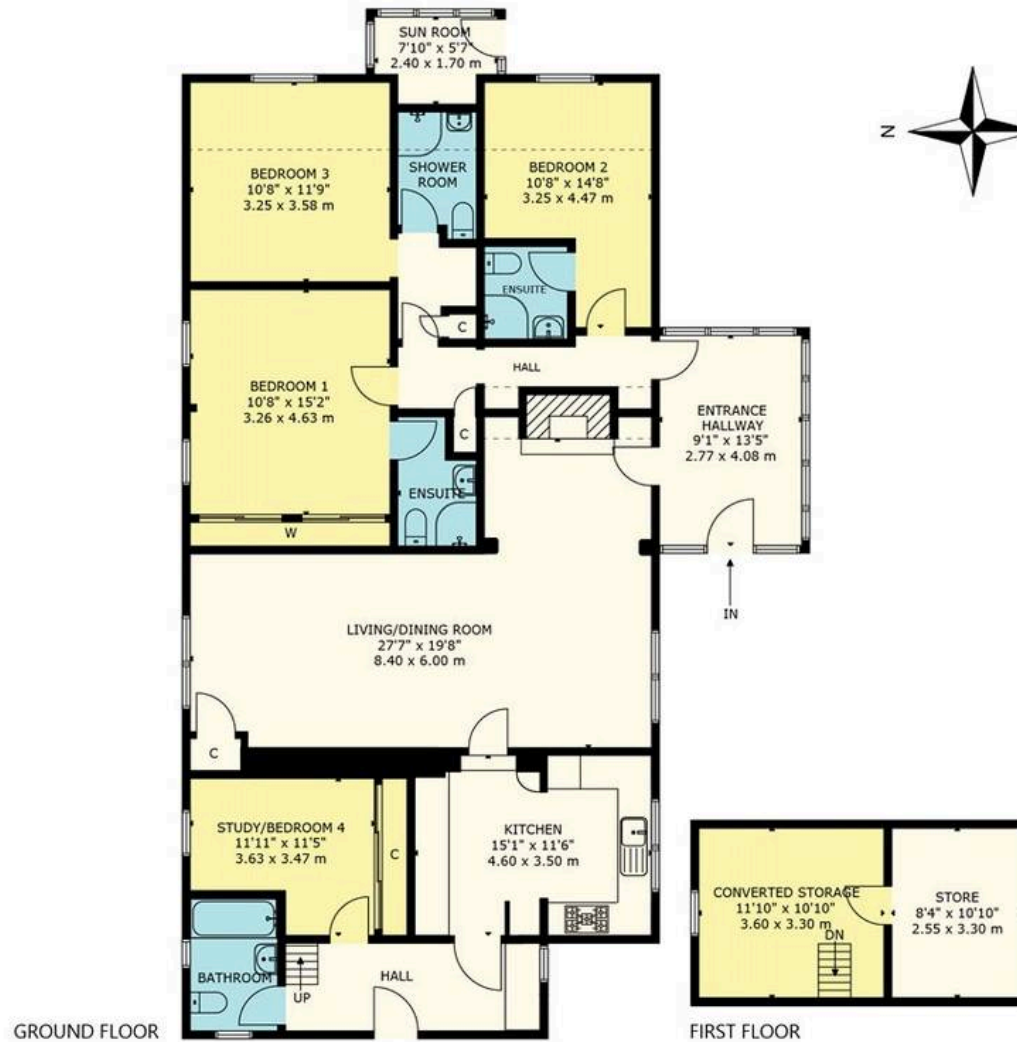
<https://www.coldstreamhc.co.uk>

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

Hirsel Golf Club - <https://www.hirselgc.co.uk>

Local information from a popular guesthouse - <https://holysisland.uk/visitor-information/>





THE BUNGALOW, CHARE ENDS, HOLY ISLAND TD15 2SE
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 2,244 SQ FT / 209 SQ M

FIRST FLOOR 226 SQ FT / 21 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.

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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/>

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