

Town View Cottage, Holy Island, TD15 2SQ

AYRE PROPERTY SERVICES

Town View Cottage
Holy Island
Northumberland TD15 2SQ
Guide Price £450,000

Town View Cottage is a traditional stone built cottage in the heart of the historic Holy Island, offering a rare opportunity to create an exceptional home in one of Northumberland's most sought after and magical locations. The property has been stripped back to its original stonework and offered with full planning permission for a thoughtful and generous reconfiguration, leaving a blank canvas for the next owner to complete to their own specification.

Externally, the gardens have a westerly outlook over the tidal flats to the mainland.





Your Opportunity

With planning already in place, Town View Cottage offers a genuinely exciting opportunity to create a substantial and individual home on Holy Island, somewhere development opportunities of this scale are rare.

As proposed, the Ground Floor provides an Entrance Hall, Sitting Room, Kitchen, Dining Room, Utility Room and Shower Room, together with a Principal Bedroom suite comprising two Dressing Rooms and a Bathroom, plus a useful undercroft store running the depth of the house. Upstairs, two further Bedrooms, one with an En-Suite Shower Room, are both served by a central landing, natural light coming in through Velux skylights.

In all, the proposed accommodation extends to approximately 105 sq m (1,130 sq ft) on the Ground Floor, excluding the undercroft, and 55 sq m (592 sq ft) on the First Floor, a total of around 160 sq m (1,722 sq ft).

Site Area
Site Extends to 0.051 ha (0.125 acres)

Planning
Full planning permission 21/01486/FUL, permitted 12th April 2021: Proposed single storey rear extensions, loft conversion and associated internal alterations and refurbishment.

Services
Mains electric, water and drainage. Currently has an oil tank, which could be removed if a buyer would prefer an alternative form of heating. Access to the rear garden is via the right hand side of the property.

Tenure: Freehold
Title Number: ND179891

Local Authority: Northumberland County Council, Tel: 01670 627 000

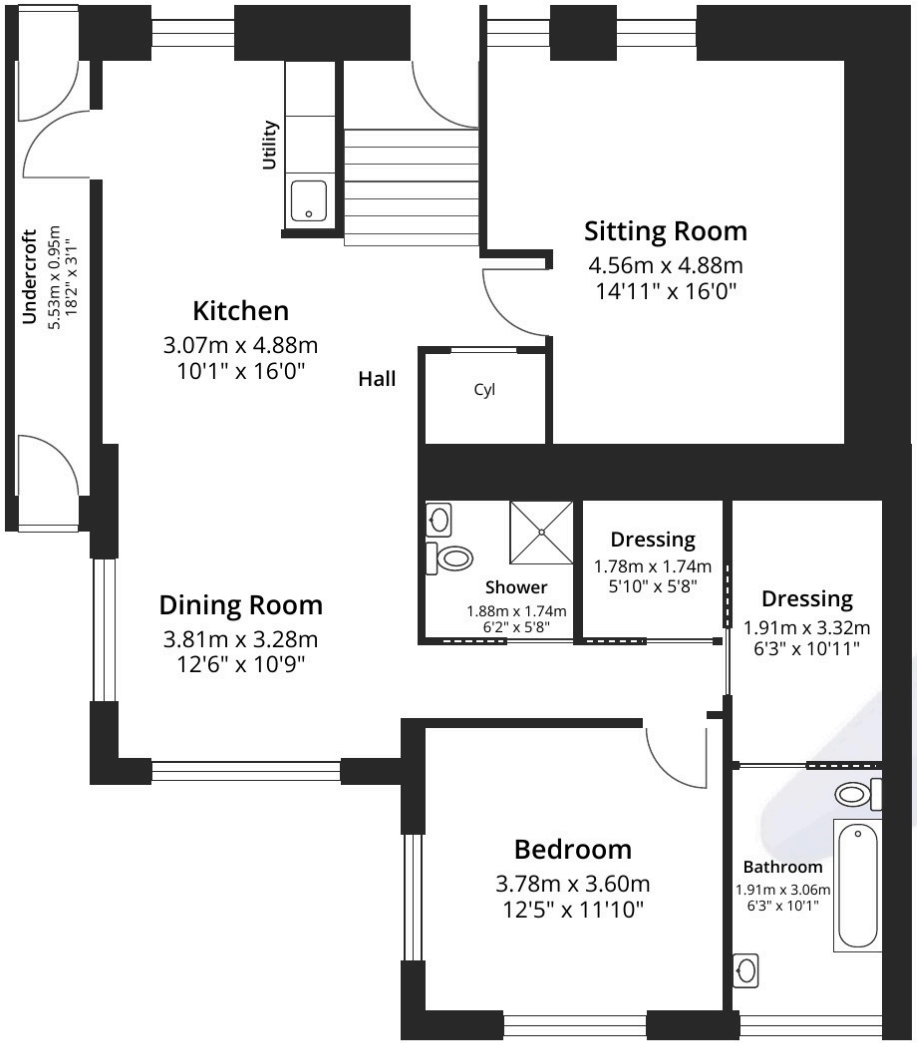
Energy Performance Certificate
Current Rating E

Viewings
Strictly by appointment with the Selling Agents

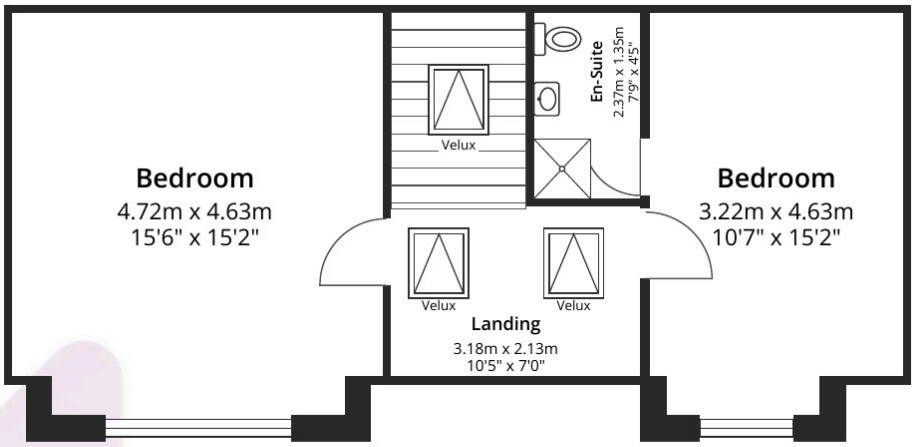




Floor Plans as Proposed



Ground Floor



First Floor

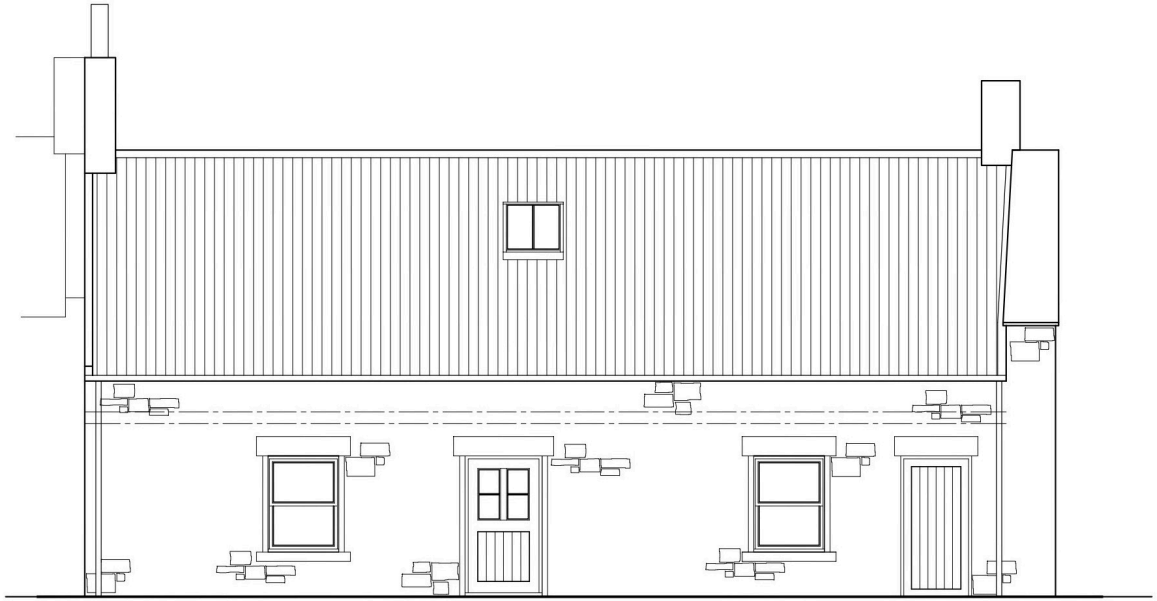


Scale 1:100 when printed at A4

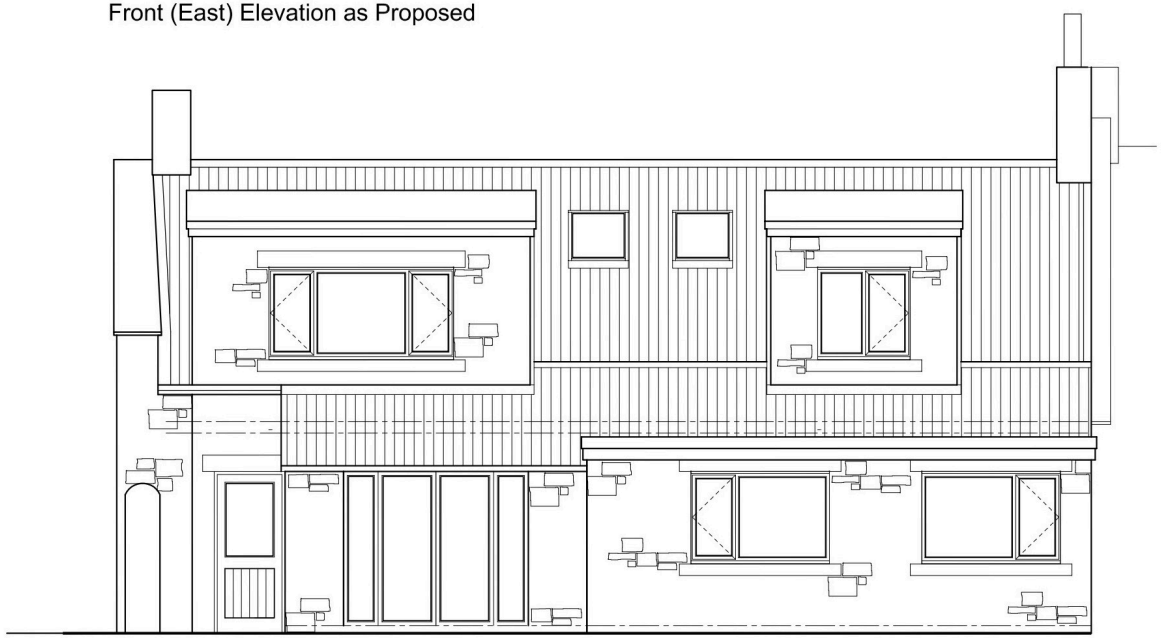
Measurements are approximate and taken from the architect's proposed plans.

Front of the property at the top of each plan.

Elevations as Proposed



Front (East) Elevation as Proposed



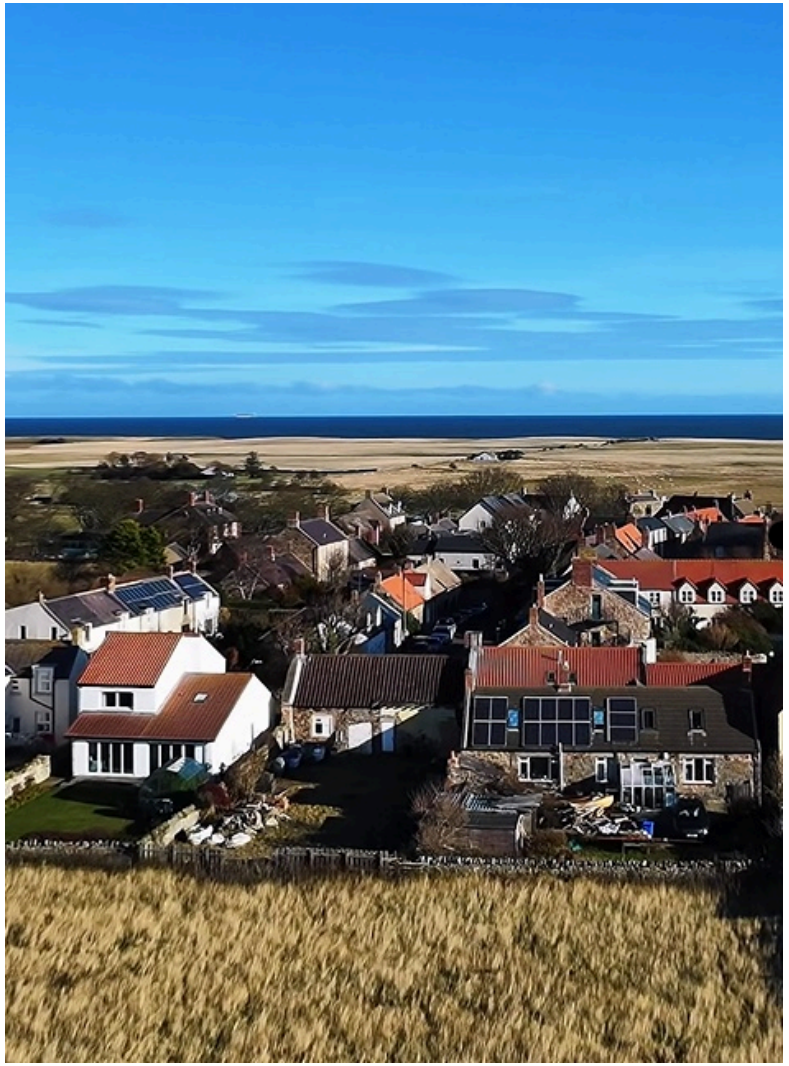
Rear (West) Elevation as Proposed

Proposed accommodation approximately 160 sq m (1,722 sq ft)

Location Plan

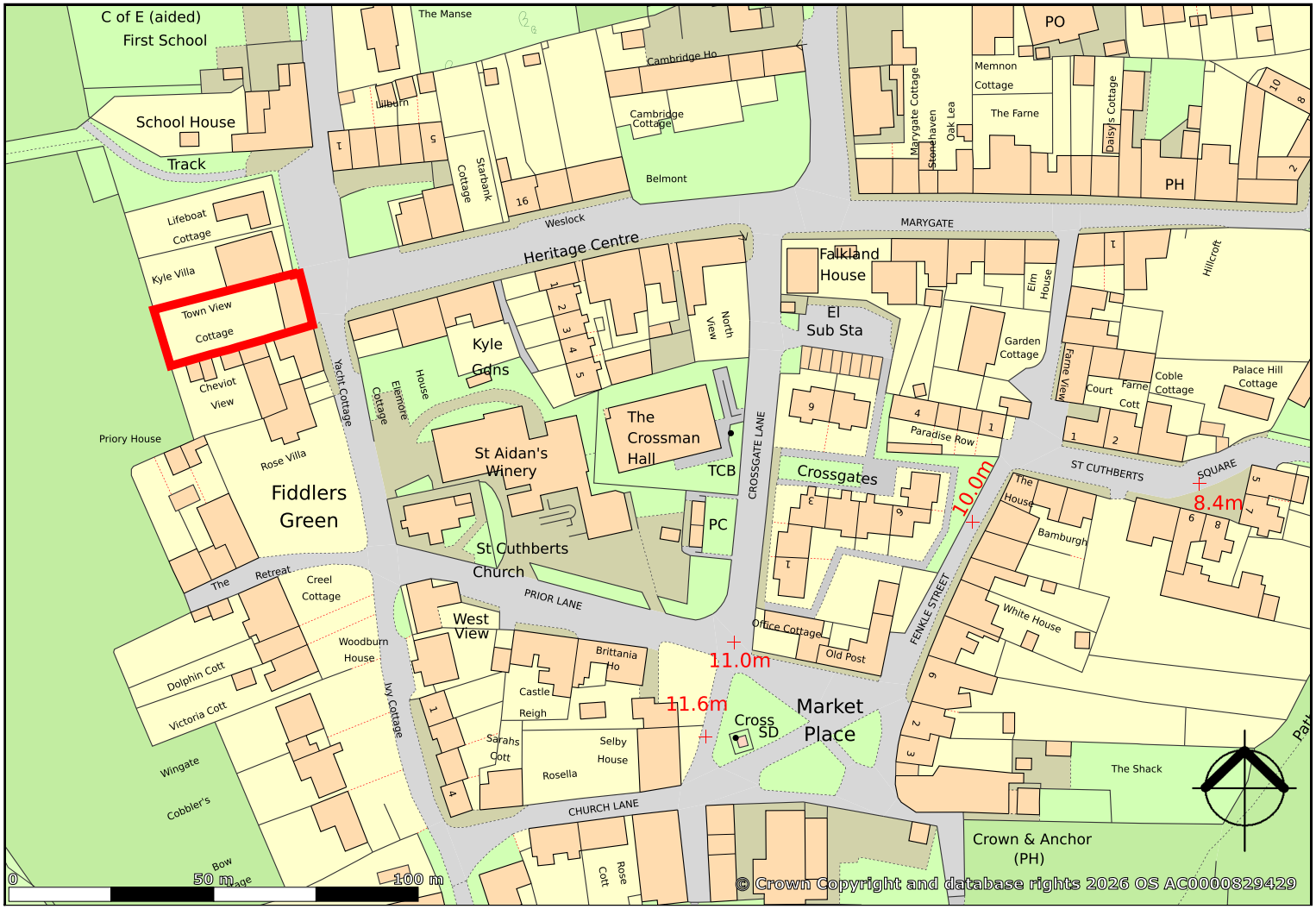
Holy Island





Site Plan

Town View Cottage, Holy Island, Berwick-upon-Tweed, TD15 2SQ



created on edozo

Plotted Scale - 1:1,250











01669 621312

ayrepropertyservices.co.uk

Townfoot, Rothbury, Morpeth NE65 7SP | info@ayrepropertyservices.co.uk | www.ayrepropertyservices.co.uk | 01669 621312

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