



THE MANOR HOUSE

7 The Village, Fenwick, Berwick-upon-Tweed, TD15 2PQ

FREEHOLD: £550,000 | REF: 6445234

KEY HIGHLIGHTS

- Six bedroom holiday home
- Currently let on an exclusive hire basis
- Refurbished & immaculately presented
- Trading information available on request
- 15 minutes from Holy Island
- Close to many other tourist attractions. EPC Rating D

LOCATION

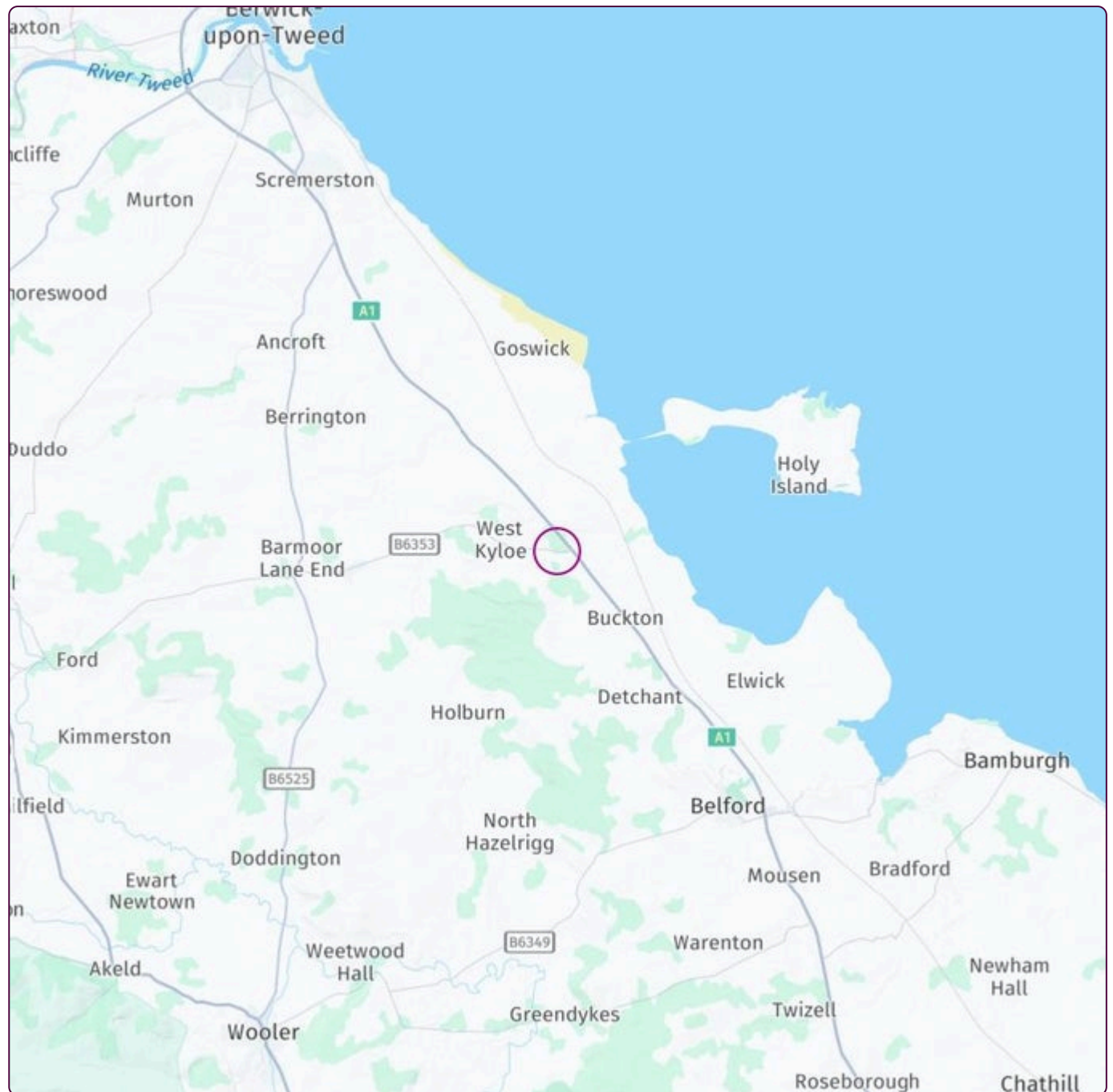
Set in the idyllic and peaceful village of Fenwick, only a short distance from the A1(M) it is ideal for commuting from most places in the UK.

DESCRIPTION

An extensively refurbished and immaculately presented Holiday Let, The Manor House, Fenwick is currently operated as an exclusive hire venue.

The house has six bedrooms, sleeping a combined 14 guests and offers extensive living and entertainment space.

Northumberland is an extremely popular tourism destination due to the beautiful coastline and castles. Holy Island (Lindisfarne) is only 15 minutes away by car over the Causeway linking it to the mainland.

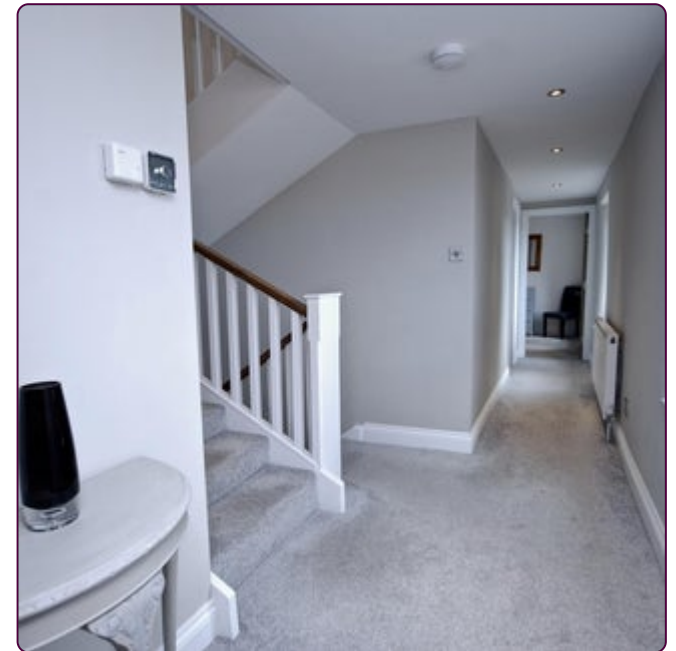


INTERNAL DETAILS

The ground floor comprises a spacious living area, as well as a large breakfasting kitchen perfect for entertaining leading through to the extended dining room area, utility room and ground floor toilet.

The first floor has three bedrooms, two of which are en suite, plus storage on the landing. The second floor has three further bedrooms, two of which are en suite, and a stunning family bathroom, plus storage.





FIXTURES & FITTINGS

We have been advised that all of the fixtures and fittings are owned outright and will be included in the sale, subject to an inventory.

EXTERNAL DETAILS

To the rear of the property is a terrace leading onto shared land and outbuildings. There is plenty of parking to the front of the Manor House.

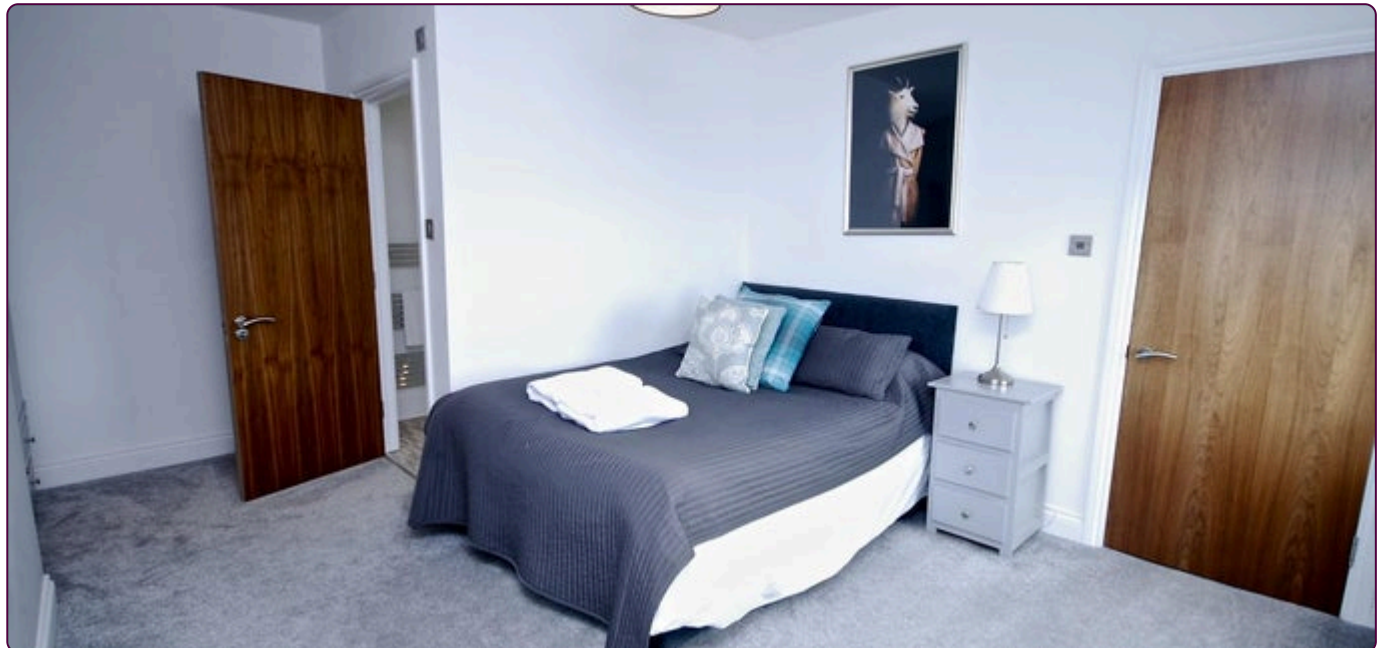
The front garden is private and has stunning views of the countryside. Mainly split-level patio areas and planted borders are perfect for BBQ's and there is a seating area to enjoy the company of family and friends.

There is a hot tub for guests to enjoy, which is hired from a local contractor who provide and maintain it.

THE OPPORTUNITY

The Manor House at Fenwick presents a fantastic opportunity to purchase an immaculately presented holiday let as well as an established business benefiting from many forward bookings.

The property would lend itself to being occupied as a residential home and could even be adapted to operate as a more traditional bed & breakfast model.



TRADING INFORMATION

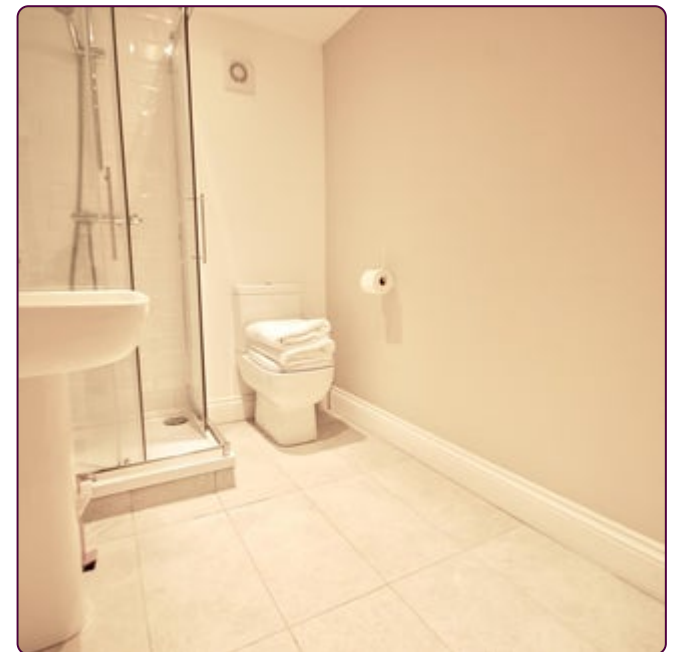
Trading information is available on request.

Many bookings come via Online Travel Agents such as Booking.com and AirBnB.

BUSINESS RATES

Our client informs us that the business benefits from Small Business Rates Relief and currently no rates are payable. Confirmation of this and a purchaser's eligibility should be obtained from the local authority.





DEBT & INSURANCE ADVISORY

FINANCE

Christie Finance has over 40 years' experience specialising in sourcing commercial finance. We can offer support throughout the whole buying process, working tirelessly on your behalf to deliver effective funding solutions on a timely basis. We can offer both secured and unsecured lending solutions to suit potential buyer requirements.

CONTACT

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CONTACT

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:



MARK WORLEY

Director

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CONDITIONS OF SALE

These particulars are a general guide to the property and are not to be relied on as statements or representations of fact. Purchasers should instruct professional advisers and rely on their own searches, enquiries and inspections regarding the property and any associated business. Neither Christie & Co nor any employee is authorised to give any representation or warranty regarding the property. Christie & Co for itself and for its client gives notice that: (a) these particulars are made without responsibility on the part of Christie & Co or the client and do not constitute any part of an offer or contract; (b) Christie & Co has not conducted a detailed survey or tested services, appliances or fittings; and (c) any dimensions, floor plans and photographs provided are for indicative purposes only.

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