



Palace House St. Cuthberts Square, Holy Island - TD15 2SW

Offers Over £795,000

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Palace House St. Cuthberts Square

Holy Island, Berwick-Upon-Tweed

**** OPEN HOUSE EVENT – 23rd MAY 10AM - 2PM ****

Situated on the historic Holy Island of Lindisfarne, this impressive Grade II listed home enjoys a truly special setting with views towards both Lindisfarne Castle and Priory.

- Uninterrupted Views of Some of Northumberland's Most Historic Landmarks
- Peaceful Location
- Large Established Gardens
- Generous Grade II Listed Home
- Private Parking
- Versatile Layout

Accommodation Comprises

Ground Floor – Entrance Vestibule, Central Hall, Kitchen, Dining Room, Sitting Room, Study, Shower Room.

First Floor – Drawing Room, Principal En-Suite Bedroom, Double Bedroom, Family Bathroom.

Second Floor – Two Further Double Bedrooms, Single Bedroom, Shower Room, Airing Cupboard.

Garden & Grounds – Laundry Room, Workshop, Private Driveway, Large Lawns, Established Shrubs & Trees, Decking, Large Carp Pond, Shed, Patio



Property Description

Set on the historic Holy Island of Lindisfarne, this exceptional Grade II listed home combines heritage, character and an extraordinary setting. Believed to date back to the 1500s and said to have been constructed using monastery stone following the Dissolution of the Monasteries, the property enjoys views towards both Lindisfarne Priory and Castle, presenting a rare opportunity to own a piece of history in one of Northumberland's most atmospheric and sought-after locations.

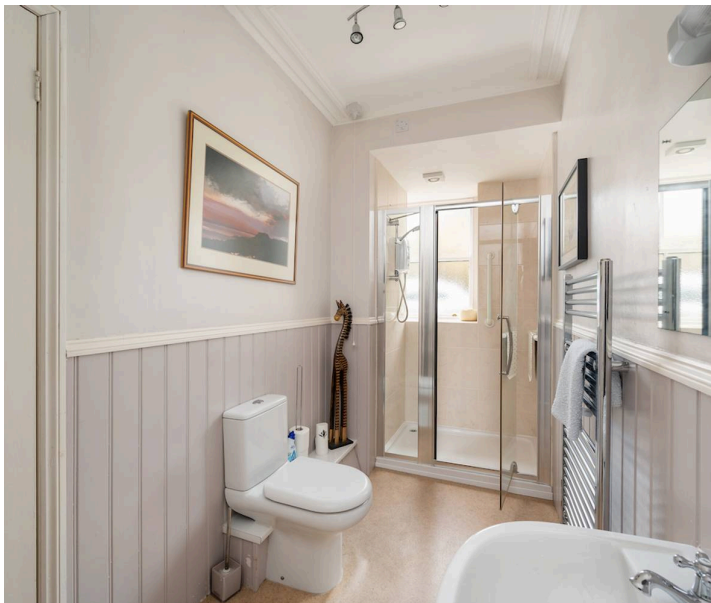
The ground floor provides a welcoming and sociable layout, perfectly suited to both everyday living and entertaining. A spacious sitting room forms the heart of the home, ideal for relaxed evenings, while a separate dining room offers a more formal space for family meals or hosting guests. The well-proportioned kitchen is conveniently positioned with ample room for cooking and gathering, and a dedicated study offers flexibility for home working or quiet retreat. Practical additions, including an external workshop and laundry room, further enhance the functionality of this level.

The first floor combines comfortable bedroom accommodation with additional living space. A generous drawing room, set in an elevated position, enjoys a wonderful sense of light and outlook, creating an inviting space for reading, relaxing, or entertaining. This floor also features a well-proportioned principal bedroom with en-suite facilities, alongside a further double bedroom served by a family bathroom.

The second floor continues the home's flexible theme, offering three further bedrooms tucked into the upper level. These rooms are shaped by the roofline and offer distinctive proportions typical of a historic property. This floor is ideal for guest accommodation, children's rooms, or creative and hobby space, adding to the versatility of this substantial home on Holy Island.

Outside, the property is set within beautiful, established gardens, including a patio area and pond positioned to make the most of the exceptional views towards Lindisfarne Priory. The grounds create a peaceful setting that perfectly complements the surrounding coastal and historic landscape. The rare benefit of off-street parking further enhances the appeal of this unique and characterful home in a truly picturesque location.





General Remarks

What3words

<https://w3w.co/aliens.flushes.stumps>

Tenure

Freehold

Council Tax

Band E

Energy Efficiency Rating

Exempt due to this property being Grade II Listed

Local Authority

Northumberland County Council

Services

Oil fired central heating, mains drainage, mains water, mains electricity

Fibre 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

Palace House is Grade II listed and lies 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

Palace House is situated in St Cuthbert's Square on the Holy Island of Lindisfarne, a peaceful yet popular tidal island just off the Northumberland coast, renowned for its natural beauty, rich history and unique way of life.

The island offers spectacular coastal and countryside walks, with much of the surrounding area designated as a National Nature Reserve, providing exceptional opportunities for wildlife watching, birdlife and dramatic coastal scenery. Local landmarks include Lindisfarne Castle, the historic Priory and the acclaimed Gertrude Jekyll Garden, all within easy reach, while St Cuthbert's Island can be accessed at low tide and is a haven for bird and seal spotting. Access to Holy Island is tide-dependent, adding to its special character; visitors should always check official crossing times before travelling.

Despite its tranquil setting, the island has a welcoming village community with a post office/shop for essentials, pubs, cafés and regular events held at the Village Hall. Lindisfarne Castle, remodelled in 1901 by Sir Edwin Lutyens as a holiday home, enjoys magnificent views over the gardens and coastline and is one of the region's most distinctive landmarks.

Holy Island lies within the Northumberland Coast Area of Outstanding Natural Beauty and is well placed for exploring nearby coastal and market towns including Bamburgh, Seahouses, Alnwick, Craster and Goswick.

The historic border town of Berwick-upon-Tweed (approximately 12 miles) provides a full range of amenities including supermarkets, schooling, independent shops, restaurants and cultural venues such as The Maltings Theatre & Cinema. The area is ideal for outdoor pursuits including walking, fishing, riding, sailing and diving.

Transport links are excellent, with Berwick-upon-Tweed railway station on the East Coast Main Line offering regular services to Edinburgh, Newcastle and London (around 3 hours 45 minutes). The A1 also provides convenient road access both north and south.





Useful Links

Crossing Times -

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

Northumberland county council -

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

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







WORKSHOP / LAUNDRY
GROSS INTERNAL
FLOOR AREA 14.9 SQ M / 160 SQ FT

PALACE HOUSE
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA = 257.3 SQ M / 2769 SQ FT
WORKSHOP / LAUNDRY AREA = 14.9 SQ M / 160 SQ FT
TOTAL AREA = 272.2 SQ M / 2929 SQ FT
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/>

Misrepresentations

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