



## Western House & The Coach House, Main Street, Lowick - TD15 2UD

Guide Price £1,100,000

**PATON & CO**  
ESTATE AGENTS



## Western House & The Coach House, Main Street

Lowick, Berwick-Upon-Tweed

Detached home in Northumberland with two dwellings (main house and Coach House), 8 bedrooms, 4 bathrooms, 1 acre grounds, tennis court, garage, stables, and successful holiday let.



## Property Description

Western House is a beautiful detached family home situated in the heart of the Northumberland countryside, on the edge of the popular village of Lowick. The property is currently divided into two dwellings, Western House and The Coach House. Both properties are fully independent from one another, with separate private entrances.

Western House offers comfortable and elegant family accommodation all in excellent condition over two principal floors and is situated in very private grounds of approximately one acre. The property offers 5 spacious bedrooms and 2 family bathrooms upstairs. Downstairs there are two large formal public rooms overlooking the gardens, a spacious family sitting room and newly fitted kitchen breakfast room which includes a range of wall and base units, integral appliances and a beautiful grey slate 6 door AGA. Towards the back of the property is a generous utility room, WC, home gym, home office and plenty of storage. Western House offers beautifully presented garden grounds of about an acre which include a grass laid tennis court, a vegetable garden, stables, and a large newly constructed double garage.

The Coach-House is attached to the east side of Western House. It has its own private front door, parking area and garden; and is currently used as a successful self-catering business by the current owners. The cottage rents consistently all year round and generates over £40,000 of gross income per annum. The Coach-House is thoughtfully laid out and in excellent condition. It benefits from its own separate heating system and oil tank. Although currently completely separate, The Coach-House could easily be incorporated into the main body of Western House if required. The property offers a further 3 double bedrooms (master en-suite), a family bathroom and an open plan kitchen / dining / sitting room.





## Accommodation Comprises

### Western House

Ground Floor - Reception Hallway, Drawing Room, Dining Room, Family Sitting Room, Kitchen/Breakfast Room, Home Office, Gym, Utility Room, Rear Entrance Lobby/Boot Room, Downstairs W.C, 2 x Walk-In Larders, Study.

Half Landing - Family bathroom, Bedroom 5, Linen Cupboard.

First Floor - Master Bedroom Suite, 3 Further Bedrooms, Family bathroom.

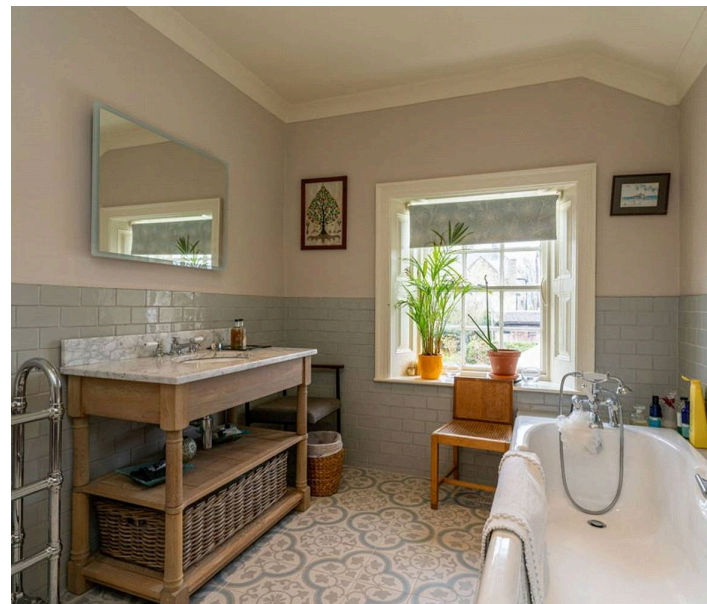
Outside - Mature Garden Grounds, Grass Tennis Court, Vegetable & Fruit Garden, Victorian Green-House, Stable Block, Dog Run, Ample Off Street Parking for circa 5 cars, Large Double Garage.

### The Coach-House

Ground Floor - Sitting Room, Kitchen, Master En-Suite Bedroom, Sun Room.

First Floor - 2 Further Double Bedrooms, Family Bathroom.

Outside - Ample Off Street Parking, Garden Grounds.



## Distances

Wooler 8 miles, Berwick-upon-Tweed 10 miles, Edinburgh 62 miles, Newcastle 53 miles.

(all distances are approximate).



## General Remarks

### Fixtures and Fittings

Only items specifically mentioned in the particulars of sale are included in the sale price.

### Listing and Conservation

Western House & The Coach House are not listed, nor in a conservation area.

### Services

#### Western House

Oil fired central heating. (The boiler was replaced in 2017).  
Main's electricity, water and drainage.

#### The Coach House

Oil fired central heating. Main's electricity, water and drainage.

### Council Tax

Western House - Band G.

The Coach House - The Coach-House qualifies for Small Business Relief and is currently zero rated.

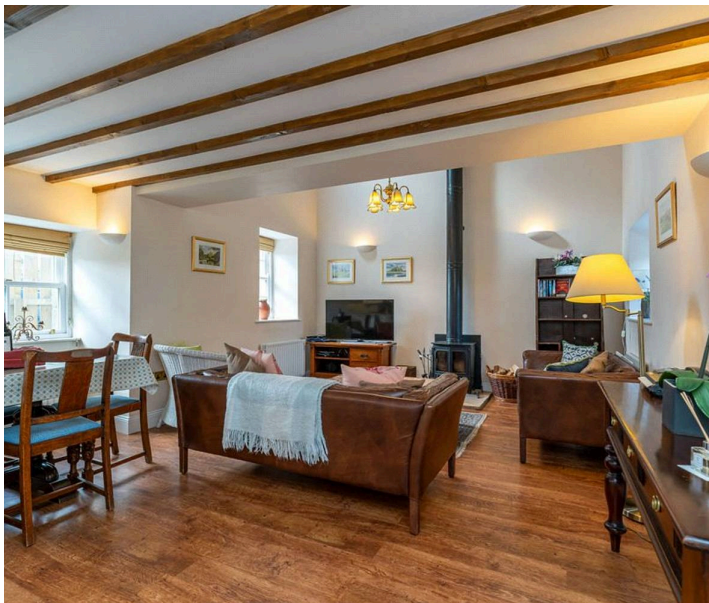
### Agents Note

Western House and The Coach House is being sold as a family home. Although we are happy to give an indication of how the Coach House is run and the income it provides, it is not being sold as a going concern and formal accounts will not be provided.

### Energy Efficiency Rating

Western House - Band C (Rating 76)

The Coach House - Band D (Rating 64)









## Area Insights

Western House is positioned on the edge of the village of Lowick, in North Northumberland, in between Wooler to the south and Berwick upon Tweed to the North. Lowick is a thriving and popular village with an incredibly strong social community centred around it.

The village hall has recently been completely refurbished and offer a variety of events which include a heritage group, quilting, a film club and pilates classes. The village also offers some excellent local amenities and facilities such as a well-stocked village shop, a first school and two public houses. A Post Office van visits the village frequently and a mobile library and a fish and chip van also visit the village.

Lowick offers some particularly beautiful walks nearby such as St Cuthberts Cave or on the stunning beaches of Holy Island, Goswick or Ross. The historic market town of Wooler lies 8 miles due south of Lowick. Wooler offers some excellent local shopping, several public houses and restaurants and a CO-OP supermarket.

Wooler also offers access to the Northumberland National Park, the largest national park in the UK and a wonderful place to explore the beauty of the surrounding area. Berwick upon Tweed is only 10 miles north of Lowick and is famed for its stunning architecture.

Berwick has a wide selection of amenities and is well serviced with local and national shops, five national supermarkets and schooling for all ages including a private school at Longridge Towers. Berwick also has a selection of leisure and sports clubs, banks, public houses, restaurants and The Malting theatre and cinema which offers daily shows and movies.

There is a main line railway station which has regular trains to both Edinburgh, Newcastle and London, both Edinburgh and Newcastle are sub one hour travel time and London in circa 3 hours 45 minutes. There is also the A1 trunk road which bypasses the town and provides easy access both north and south respectively.

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The local area has a wide range of popular attractions and activities including Northumberland's stunning coastline of unspoilt beaches and beautiful landscapes; Lindisfarne National Nature Reserve, Bamburgh Castle and the ancient Border towns of Coldstream, Kelso and Melrose are all within easy reach.

Country and sporting pursuits are also readily available, including hill walking, salmon and trout fishing, riding, hunting and shooting. Golf is available locally with Goswick Golf Course being on the door step. Swimming, a gymnasium, squash courts and indoor bowling facilities exist at the Berwick Sports & Leisure Centre.

Despite Lowick's proximity to both Edinburgh and Newcastle, the area has a low population and can therefore offer a quality of life that is becoming increasingly rare.





WESTERN HOUSE, 3 MAIN STREET, LOWICK, TD15 2UD  
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 5,725 SQ FT / 531 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/>

### **Misrepresentations**

1. The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor Paton & Co, the selling agent, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent. 2. The Purchaser(s) shall be deemed to acknowledge that he/she has not entered into contract in reliance on the said statements, that he/she has satisfied himself as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property. 3. Any error, omission, or misstatement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.

### **Important Notice**

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