



The Old Barn Ancroft Southmoor | | Berwick-Upon-Tweed | TD15 2TD

Auction Guide £1,100,000



David Britton
ESTATES



Key Features

- Being Sold via Secure Sale online bidding
- Incredible lifestyle opportunity with around 6 acres
- Stunning detached home with abundance of character
- One bedroom Dairy Cottage
- One bedroom Bothy Cottage
- 9400 sq.ft Steel Portal Frame building
- Carport, Dog Run, Greenhouse
- Ample parking
- Close to Berwick on Northumberland Coast
- Ideal for equestrian use

Summary

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £1,100,000

WOW! The Old Barn & Cottages is an incredible and rare lifestyle opportunity sitting in 6 acres close to Berwick upon Tweed on the Northumberland Coast with a stunning barn conversion, two holiday cottages, a large steel portal framed outbuilding incorporating an equestrian surface and stables, stunning grounds, further development potential for a home office or additional holiday let (STP)





Floor plans



COUNCIL TAX BAND - NorthumberlandE

DISCLAIMER

These particulars, whilst believed to be accurate are set out as a general guideline and do not constitute any part of an offer or contract. Intending Purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. The services, systems, and appliances shown may not have been tested and has no guarantee as to their operability or efficiency can be given. All floor plans are created as a guide to the lay out of the property and should not be considered as a true depiction of any property and constitutes no part of a legal contract.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D		
(39-54)	E		
(21-38)	F	46	
(1-20)	G		
Not energy efficient - higher running costs			
Scotland		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
Scotland		EU Directive 2002/91/EC	



Unit 3 Mason Court Gillan Way, Penrith 40 Business Park
 Penrith
 Cumbria
 CA11 9GR
 01768881111
 Sales@brittonestates.co.uk
 www.brittonestates.co.uk