



## 4 Lewins Lane

Holy Island, Berwick-upon-Tweed, TD15 2SB

Offers In The Region Of £325,000

Nestled in the charming setting of Lewins Lane on Holy Island, this delightful terraced cottage offers a unique opportunity for those seeking a tranquil retreat, with its picturesque surroundings and rich history, Holy Island is a highly sought after location to reside, either as a permanent, or a holiday home, or a weekend retreat.

The cottage has superb views of the sea towards the mainland, making it a highly desirable place to live. The property is in need of modernisation, however, it offers huge potential to create a lovely home to live. The interior comprises of an entrance hall that leads to a welcoming living room, with a brick built fireplace and fitted bookcases, perfect for relaxing or entertaining guests. Door from the living room into a good sized dining room with a fireplace and a kitchen with handmade pine units. On the first floor is a bathroom with a four piece suite and two good sized bedrooms.

Lawn garden at the front and a small yard at the rear. The cottage benefits from double glazing and electric heating.

This property is not just a home; it is a gateway to the stunning landscapes and historical landmarks that Holy Island has to offer. From the breathtaking views of the coastline to the fascinating stories of the island's past, residents will find themselves immersed in a vibrant community.

Whether you are looking for a permanent residence or a holiday getaway, this cottage presents a wonderful opportunity to enjoy the serene lifestyle that Holy Island provides. With its prime location, this property is sure to attract those who appreciate the beauty of coastal living. Do not miss the chance to make this cottage your own, contact our Berwick-upon-Tweed office to arrange a viewing.



### **Entrance Hall**

3'1 x 3'4 (0.94m x 1.02m)

Entrance door giving access to the hall, which has stairs to the first floor landing, the electric meters and a fifteen pane door to the living room.

### **Living Room**

15' x 14'7 (4.57m x 4.45m)

A spacious living room with a double window at the front overlooking the gardens. Brick built fireplace with a quarry tiled hearth and an oak mantelpiece, arched alcove on one side of the fireplace and built-in bookcases and cupboards on the other side. There is a further bookcase on one wall offering excellent storage. Night storage heater, a fifteen pane door to the dining room and ten power points.

### **Dining Room**

8'8 x 16'8 (2.64m x 5.08m)

Ample space for a table and chairs, the dining room has a tiled fireplace with a glass display cabinet at the side with cupboard space below. Double window at the rear, a night storage heater and a large built-in understairs cupboard. Fifteen pane door to the kitchen and two power points.

### **Kitchen**

11'5 x 7'9 (3.48m x 2.36m)

Fitted with a handmade pine kitchen with an excellent range of wall and floor units with wood effect worktop surfaces with a tiled splash back. Double bowl sink and drainer below the window at the side, there is also a window at the rear.

Partially glazed entrance door giving access to the courtyard, plumbing for an automatic washing machine and space for a fridge freezer. Six power points.

### **First Floor Landing**

3'10 x 13'7 (1.17m x 4.14m)

With a large walk-in storage cupboard housing the hot water tank, the landing has a skylight and two power points.

### **Bedroom 1**

11'6 x 13'1 (3.51m x 3.99m)

A double bedroom with a double window at the front, a fully tiled fireplace, an electric heater and a built-in storage cupboard. Access to the loft three power points.

### **Bedroom 2**

8'9 x 9' (2.67m x 2.74m)

A good sized bedroom with a double window to the rear with superb views of the sea. Electric heater and three power points.

### **Bathroom**

8'6 x 7'8 (2.59m x 2.34m)

Fitted with a white four-piece suite which includes a shower cubicle with an electric shower, a bath, a wash hand basin and a toilet. Heated towel rail, a window at the rear and a built-in double linen cupboard. Electric Diplex heater.

### **Garden**

Lawn garden at the rear of the property with flowerbeds. There is a small yard at the rear.

### **General Information**

Full double glazing.

Electric heating.

All fitted floor coverings are included in the sale.

All mains services are connected except for gas.

Council tax band C.

Tenure-Freehold.

### **Agency Details**

#### **OFFICE OPENING HOURS**

Monday - Friday 9.00 am - 5.00 pm

Saturday 9.00 am - 12.00 pm

Saturday Viewings 12.00pm - 1.00pm

#### **FIXTURES & FITTINGS**

Items described in these particulars are included in the sale, all other items are specifically excluded.

All heating systems and their appliances are untested.



This brochure including photography was prepared in accordance with the sellers' instructions.





GROUND FLOOR  
507 sq.ft. (47.1 sq.m.) approx.



1ST FLOOR  
410 sq.ft. (38.1 sq.m.) approx.



TOTAL FLOOR AREA : 918 sq.ft. (85.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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