



## 4 The Steading

East Allerdean, Berwick-upon-Tweed, TD15 2TH

**Offers Over £349,950**

Set within an exclusive steading conversion, this exceptional three bedroom stone built dwelling enjoys a tranquil rural setting with breathtaking open views towards Lindisfarne. Originally the show home, the property has been finished to an impeccable standard, combining character features with refined modern living.

The welcoming dual aspect lounge showcases a striking arched opening with a French door opening onto a sun filled south facing garden, perfect for relaxing or entertaining. The lounge also has a log burning stove. At the heart of the property is a stunning kitchen/dining area, with a vaulted ceiling with exposed beams and a top quality porcelain shaker style kitchen with integrated appliances. This kitchen is perfect for entertaining as it has ample space for a dining table and chairs. There are three spacious double bedrooms, two with fitted wardrobes, and the main bedroom has an en-suite shower room. The accommodation also includes a stylish family bathroom. The house benefits from full double glazing and oil fired central heating.

Externally, the property offers private parking for three vehicles and a landscaped, low-maintenance courtyard garden.

The property forms part of a Grade II listed steading conversion, offering a wonderful blend of historic character and contemporary comfort.

We would highly recommend viewing this property. Please contact our Berwick-upon-Tweed office to arrange an appointment.



## Location

East Allerdean is located approximately 5 miles south west of Berwick-upon-Tweed, which is the nearest town, which offers a wide range of amenities including supermarkets, local and national shopping facilities and schools. Longridge Towers is a small private school located two miles from the town.

Berwick also has excellent sports, leisure facilities and numerous clubs and societies, including football, rugby, bowling, two quality golf courses and a new sports centre with a swimming pool, squash courts and gym. Inland, there is a swathe of unspoilt countryside including the Cheviot Hills and the River Tweed. Along the coastline there are miles of unspoilt beaches in such places as Spittal, Cocklawburn beach and Bamburgh to the south. Berwick enjoys excellent transport and commuting via the railway station on the east coast mainline and the main A1 road. These connect Berwick easily to Edinburgh and Scotland to the north and Newcastle and beyond to the south.

## Entrance Hall

Partially glazed entrance door giving access to the hall which has a built-in double cloaks cupboard, a central heating radiator and access to the partially floored loft. Three power points.

## Lounge

18'9" x 13'8" (5.72m x 4.17m)

A spacious dual aspect reception room with a double window to the side and a south facing archway to the courtyard which contains a French door. Coving on the ceiling, a log burning stove sitting on a slate hearth, a central heating radiator and a television point. Eight power points and a fifteen pane door to the entrance hall.

## Kitchen/Dining Area

14'1" x 18'1" (4.29 x 5.51)

A superb kitchen featuring a vaulted ceiling with exposed beams and ample space for a dining table and chairs. Upgraded by the current owners, the kitchen is fitted with an excellent range of quality porcelain shaker-style units

complemented by spacious solid beech worktop surfaces and tiled splashbacks. Integrated appliances include a built-in Zanussi oven, four-ring ceramic electric hob with cooker hood above, and dishwasher, along with plumbing for an automatic washing machine. There is a one-and-a-half bowl stainless steel sink and drainer, dual-aspect windows to the front and side, a Grant central heating boiler, a central heating radiator, and eleven power points.

## Bedroom 1

11'7" x 13'0" (3.53 x 3.96)

A generous double bedroom with a double window at the front with countryside views and a walk-in wardrobe offering excellent storage. Coving on the ceiling, a cloaks hanging area and a central heating radiator. Eight power points.

## En-Suite Shower Room

4'6" x 8'6" (1.37 x 2.59)

Fitted with a quality white three-piece suite which includes a shower cubicle with an electric shower, a toilet with a toilet roll holder and a wash hand basin with a mirror, shaver light and socket above. Recessed ceiling spotlights, an extractor fan, a frosted window at the side and a medicine cabinet.

## Bedroom 2

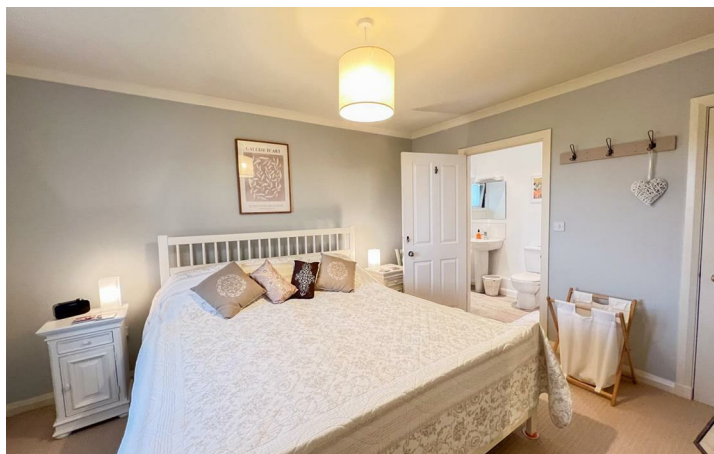
11'6" x 13'7" (3.51 x 4.14)

Another good sized double bedroom with a beamed ceiling and a double window to the rear. Built-in double wardrobe offering excellent storage, a central heating radiator and six power points.

## Bathroom

7'1" x 9'7" (2.16 x 2.92)

Fitted with a modern white three-piece suite which includes a bath with an electric shower and screen above, a toilet with a toilet roll holder and a wash hand basin with a mirror, shaver light and socket above. Built-in double airing cupboard housing the hot water tank, a central heating radiator and recessed ceiling spotlights.



### Bedroom 3

9'5" x 13'7" (2.87 x 4.14)

A double bedroom with coving and a double window to the rear and a central heating radiator. Six power points.

### Outside

Small lawn garden at the front and parking for at least three cars on a private driveway. There is an internal courtyard garden to the rear of the property which has access through a carriage archway. The south facing garden has been landscaped for ease of maintenance which has a patio overlooking the gravelled garden. Access to the lounge through a French door.

### General Information

All fitted floor coverings are included in the sale.

Full oil fired central heating.

Grant boiler with Hive control.

Services- mains water and electricity and drainage into a sewage treatment plant.

Service charge £50.00 per month.

Tenure-Freehold

EPC C (69)

Vendors are happy to leave white goods within the property.

### Agency Details

OFFICE OPENING HOURS

Monday - Friday 9.00 - 16.30

Saturday 9.00 - 12.00

### 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.

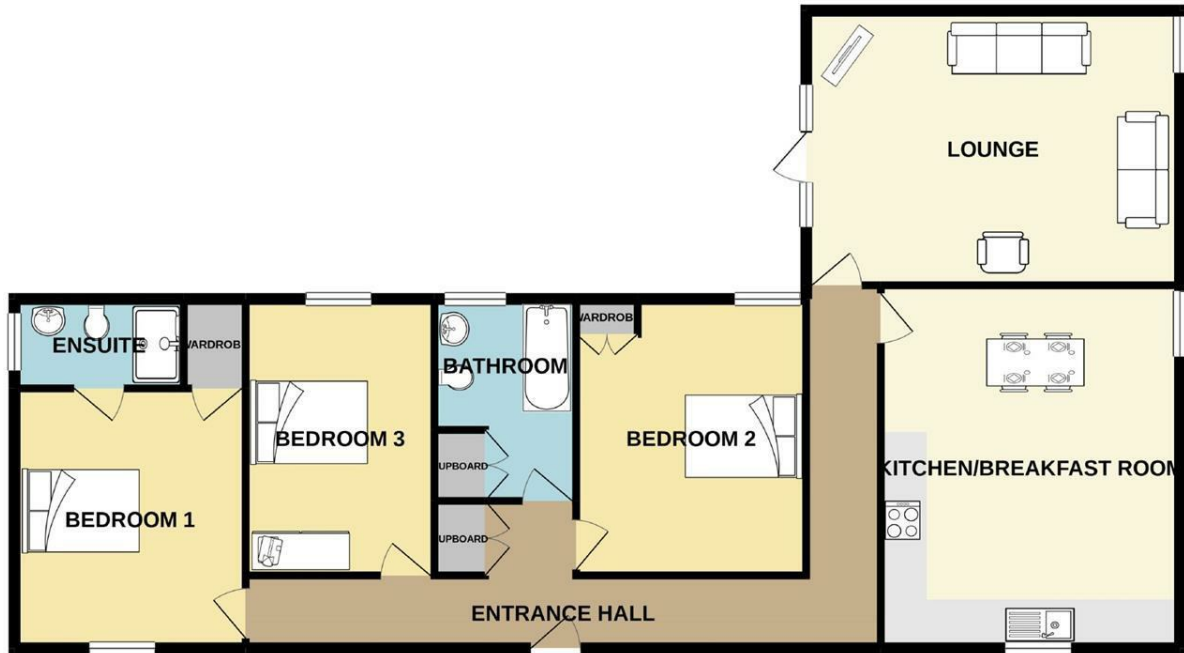
### VIEWING

Strictly by appointment with the selling agent.





# GROUND FLOOR



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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