



## New East Farmhouse

Berwick-upon-Tweed, TD15 1UT

**Price Guide £495,000**

[www.itchisons.co](http://www.itchisons.co)



Located approximately two miles north of the historic town of Berwick-upon-Tweed, this spacious detached farmhouse is set within approximately one acre of landscaped gardens and grounds. This spacious family home has a pleasant open southerly outlook towards the sea and the surrounding countryside. New East Farmhouse has a large stone built barn, which offers the potential to create a holiday home generating an extra income, or to be used for accommodation for a relative.

The interior of the house has the benefits of double and triple glazing, gas central heating, excellent storage and well proportioned living accommodation throughout. The accommodation comprises of a large lounge with an open coal fireplace, a dining room, a cloakroom, sun lounge and a farmhouse style breakfasting kitchen. Also on the ground floor is a large double bedroom and a wet room. On the first floor are three double bedrooms all with built-in wardrobes and a family bathroom with a four piece quality suite.

Stunning landscaped gardens and grounds which extend to approximately one acre, which includes a walled garden to the front, two separate patio and terraced barbecue areas and fruit trees. Large double garage with fitted workbenches.

The nearest town is Berwick-upon-Tweed, where there is varied shopping facilities including supermarkets, restaurants, cafés, sporting clubs, a sports centre with swimming pool and a railway station making it easy commuting distance to Edinburgh and Newcastle. Edinburgh is approximately 50 miles from the house.

Viewing is recommended.



## Front Door Vestibule

4'0" x 3'0" (1.22 x 0.91)

Partially glazed entrance door to the vestibule which has a window to front. Cloaks hanging area.

Partially glazed door to the entrance hall.

## Entrance Hall

Stairs to the first for landing with a built-in understairs cupboard, the hall has solid oak flooring and two windows to the rear. Three central heating radiators, a cloaks hanging area and one power point.

## Cloakroom

5'8" x 2'8" (1.73 x 0.81)

Fitted with a white two piece suite, which includes a toilet and wash hand basin with a vanity unit below. Frosted window to the rear.

## Dining Room

14'4" x 12'3" (4.37 x 3.73)

A good sized dining room with ample space for a table and chairs, there are double patio doors giving access to the front garden. Central heating radiator and three power points and a television point.

## Lounge

15'11" x 19'0" (4.85 x 5.79)

A large reception room with a stone built open coal fireplace with a slate hearth and mantelpiece. Picture window to the front and rear of the house and two wall lights. Central heating radiator, a television point and ten power points.

## Wet Room

A recently installed wet room fitted with a modern three piece suite, which includes a shower area, a wash hand basin and a toilet. Extractor fan.

## Bedroom 4/Garden Room

20'2" x 18'8" (6.15 x 5.69)

A multifunctional room, which is presently being used as a double bedroom, however, it would make another reception room if required. The room has double French doors to the front overlooking the walled inner garden and a triple window to the rear. Fitted bookcases to one wall offering excellent storage and a feature fireplace with a coal effect electric fire. Sixteen power points.

## Sun Lounge

9'0" x 17'0" (2.74 x 5.18)

Glazed on three sides which includes a circular window, this room is a real sun trap and an area to sit and relax, there is a central heating radiator, two double wall lights, six power points and a television point.

## Kitchen/Breakfast Room

19'9" x 8'11" (6.02 x 2.72)

Fitted with an excellent range of white wall and floor kitchen units with under unit lighting and marble effect worktop surfaces. Built-in newly installed double oven, four ring ceramic hob with a cooker hood above. Central heating radiator and space for an upright fridge freezer. One and a half bowl sink and drainer below the triple window to the front, there is a picture window to the rear. Plumbing for an automatic washing machine. Seven power points and inset ceiling spotlights. Combi Boiler installed two years ago.

## First Floor Landing

19'0" x 3'0" (5.79 x 0.91)

Window to the rear and one power point.

## Bedroom 1

11'5" x 16'2" (3.48 x 4.93)

A double bedroom with a triple glazed three panel window to the front with sea views. Four built-in double wardrobes to one wall offering excellent storage, there are also built-in double and single shelved cupboards. Central heating radiator and four power points.

## Bedroom 3

12'10" x 9'4" (3.91 x 2.84)

Another double bedroom with a triple glazed three panel window to the front with sea views and a central heating radiator below. Built-in bedroom furniture surrounding the bed position which includes bedside cabinets, wardrobes, and cupboards and further cupboard/shelf space. Three power points.

## Bathroom

13'5" x 5'10" (4.09 x 1.78)

Fitted with a white four piece suite, which includes a corner shower cubicle with an electric Mira shower. Wash hand basin with the mirror and shaver light and socket above. A bath, toilet and a double frosted window to the front. Central heating radiator and two double medicine cabinets. Access to the loft.

## Bedroom 2

17'7" x 12'11" (5.36 x 3.94)

Large double bedroom with a triple glazed three panel window to the front with sea views. Two double and a single built-in wardrobes with beech doors offering excellent storage. Central heating radiator and three power points.

## Outside

Large lavender lined driveway leading to the side and front of the house with ample parking for a number of cars. Enclosed paddock to the side of the driveway offering potential for development which extends to approximately 1/3 acre. Fully enclosed walled garden to the front with attractive landscaped gardens with lawns and flowerbeds. There is a small burn that runs along the front of the garden access to a new double garage and well stocked flowerbeds and shrubberies.

## Double Garage

16'4" x 20'10" (4.98 x 6.35)

A double garage with two double doors to the front and two windows to the side. Fitted work benches and shelves along three walls.

## Barn

There is an L shaped stone built outbuilding which offers tremendous potential to develop to create a three bedroom holiday cottage, or granny flat.

## General Information

Full gas central heating.

Drainage into a septic tank.

Mains water and gas.

All fitted floor coverings are included in the sale.

Full double glazing.

Council tax band E.

Energy Rating d (63)

## Agency Information

### OFFICE OPENING HOURS

Monday - Friday 9.00 - 17.00

Saturday 9.00 - 13.00

### 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  
2453 sq.ft. (227.9 sq.m.) approx.



1ST FLOOR  
992 sq.ft. (92.1 sq.m.) approx.



TOTAL FLOOR AREA : 3445 sq.ft. (320.1 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, symbols and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2025



Important Information You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.

**Berwick Office**  
36 Hide Hill, Berwick-upon-Tweed  
Northumberland, TD15 1AB

T: (01289) 307571  
F: (01289) 302948  
E: berwick@atchisons.co

**Wooler Office**  
25 High Street, Wooler  
Northumberland, NE71 6BU

T: (01668) 281819  
F: (01668) 281717  
E: wooler@atchisons.co

rightmove.co.uk  
The UK's number one property website

zoopla.co.uk



aitchisons  
property centre