



## 4 The Steading

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

**O.I.R.O £275,000**

Ref: 138

Forming part of this exclusive grade 11 steading conversion which was carried out by Sundial Properties in 2005, this beautifully presented three bedroom property is located in a rural setting with fine open views of the surrounding countryside towards Lindisfarne. 4 The Steading was the original show home for the development, offering accommodation that is ready to walk into, which has full double glazing, oil fired central heating, tasteful decoration throughout and quality fixtures and fittings throughout.

The interior comprises of a generous dual aspect lounge, with the original arched opening which has a French door giving access to the south facing garden, a large kitchen/dining area with a vaulted ceiling with exposed beams and a quality cream shaker kitchen with integrated appliances. There is a family bathroom and three double bedrooms, two with fitted wardrobes and the main bedroom has an en-suite shower room.

Private parking for three cars and a south facing garden in the courtyard which has been landscaped for ease of maintenance.

The current owners use the property as a second home, however, it would make a stunning permanent home.

Viewing is highly recommended.





## 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, first, middle and an academy senior school. 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 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.

## Transport

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 cupboard, a central heating radiator and access to the partially floored loft. Telephone point and two 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 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 (4.29m x 5.51m)

A large kitchen with a dining area with a vaulted ceiling with exposed beams. The kitchen is fitted with an excellent range of quality cream shaker style units with spacious beech worktop surfaces with a tiled splash back. Built-in Smeg oven, four ring ceramic electric hob with a cooker hood above. Integrated fridge, freezer, dish and automatic washing machines. One and a half bowl stainless steel sink and drainer and a double window to the front and side of the property. Central heating radiator and eleven power points.

## Bedroom 1

11'7 x 13' (3.53m x 3.96m)

A generous double bedroom with a double window to the front with countryside views. Walk-in wardrobe, a central heating radiator and eight power points.

## En-Suite Shower Room

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

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 to the side and a medicine cabinet.



## **Bedroom 2**

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

A good sized double bedroom with a beamed ceiling and a double window to the rear and a built-in double wardrobe offering excellent storage. Central heating radiator and six power points.

## **Bathroom**

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

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 (2.87m x 4.14m)

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

## **Outside**

Small lawn garden to the front and parking for 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.

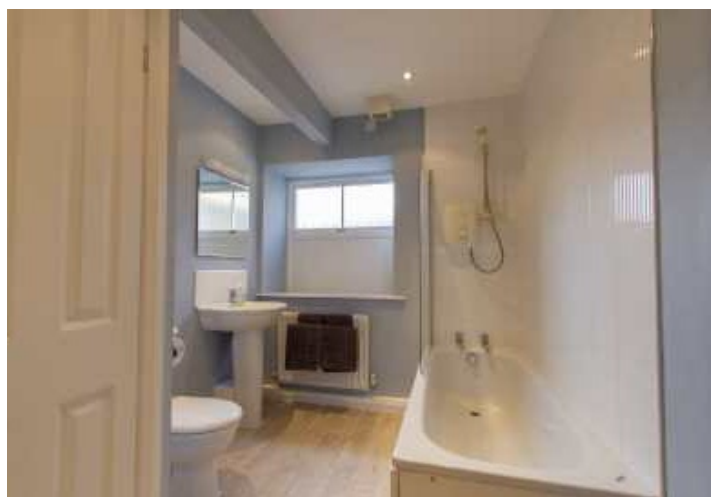
## **General Information**

All fitted for coverings are included in the sale.

Full oil fired central heating.

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

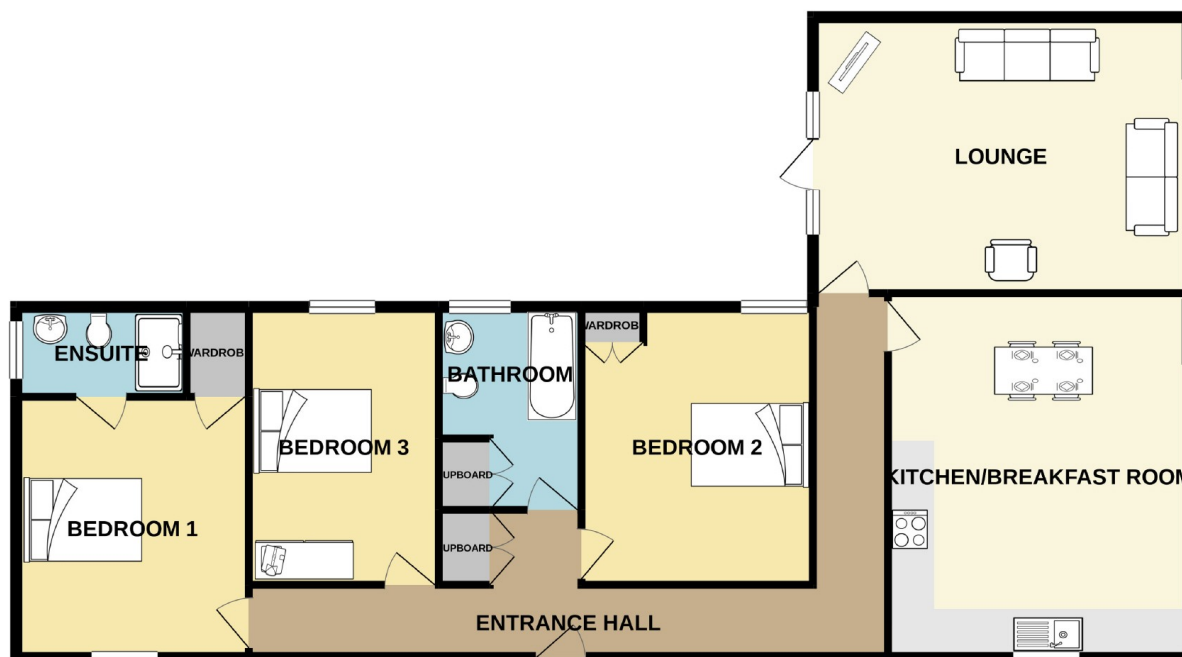
Service charge £32.50 per month.







## 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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