



1 & 2 BEACHCOMBER COTTAGES, GOSWICK, NORTHUMBERLAND


SMITHSGORE

1 & 2 BEACHCOMBER COTTAGES, GOSWICK, NORTHUMBERLAND, TD15 2RW

A pair of delightful 2 bedroom cottages situated on Goswick Sands close to Berwick upon Tweed, perfect for holiday rentals.

Berwick upon Tweed 7 miles • Edinburgh 64 miles
Newcastle upon Tyne 60 miles

1 Beachcomber Cottages

Dining kitchen • Sitting Room • 2 Bedrooms • Bathroom

2 Beachcomber Cottages

Kitchen • Sitting Room • 2 Bedrooms • Bathroom • Utility Room

SITUATION

1 & 2 Beachcomber Cottages occupy a wonderful setting right on the edge of Goswick beach on the North Northumberland Heritage Coastline and close to the world famous Holy Island of Lindisfarne. This is the ideal location, adjacent to the coast yet within easy striking distance of Berwick upon Tweed. Both Newcastle upon Tyne and Edinburgh are easily accessible via excellent transport networks. Berwick is a thriving market town with a wide range of services including the Maltings theatre/cinema and railway station on the East Coast Mainline.

North Northumberland is arguably the most beautiful and unspoilt corner of England; as well as glorious scenery, the area has a huge amount to offer in the way of lifestyle and culture. The magnificent east coast provides a mixture of sandy beaches, historic castles and the world class bird sanctuary of the Farne Islands. To the west is Northumberland's Cheviot Hills which are part of the National Park and to the north is the River Tweed which forms the picturesque border with Scotland.

The cottages are just a stone's throw from the excellent links golf course at Goswick, with further links courses along the coastline.

BEACHCOMBER COTTAGES

Beachcomber Cottages offer the opportunity of purchasing a potential holiday let business in a spectacular coastal location between Bamburgh and the historic walled town of Berwick upon Tweed.

The semi-detached properties comprise two well-presented cottages which could be smaller permanent homes or, alternatively, subject to the necessary consents, be converted into one substantial home.

1 BEACHCOMBER COTTAGES

The porch opens to an inner hallway which gives access to the sitting room with exposed beams, stairs to the first floor and the dining kitchen. The dining kitchen has a built in window seat with uninterrupted views of the Cheviots, an exposed stone wall housing a wood-burning stove and a range of wood fronted units. The bathroom is accessed via a rear hall.

The first floor houses two generous bedrooms, both of which have in-built storage.





2 BEACHCOMBER COTTAGES

The entrance hall leads to the kitchen which has excellent views of the sea and to the generous living room with dining area, exposed wooden beams and wood burning stove. A door leads to the ground floor bathroom with utility room off. The first floor is accessed via an open staircase in the sitting room and has two generous bedrooms, both of which have in-built storage.

OUTSIDE

The properties currently benefit from a large area of open grass to the rear and side which could be enclosed to make private gardens for each cottage. Hard standing to the front of the cottages provides parking and an area to sit in the evenings. As well as offering stunning views of the surrounding coast and countryside, Beachcomber Cottages also offer private access directly onto the beach.

SERVICES

Mains electricity, water from a well and septic tank drainage.

TENURE

Freehold with vacant possession upon completion.

FIXTURES AND FITTINGS

Only fixtures and fittings specifically mentioned in the particulars are included in the sale, otherwise any garden ornaments, curtains, carpets and other fixtures, fittings and furniture may be available subject to separate negotiation.

WAYLEAVES, EASEMENTS AND RIGHTS OF WAY

The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi-easements and wayleaves, all or any other like rights, whether mentioned in these particulars or not.

PARTICULARS PREPARED

April 2015



IMPORTANT NOTICE

Any photographs and information are for illustration and guidance purposes only and should not be relied upon as an illustration of the state of the property or otherwise.

Items shown in photographs should be considered as not being part of the sale of the property unless specifically stated otherwise, or negotiated direct with the seller.

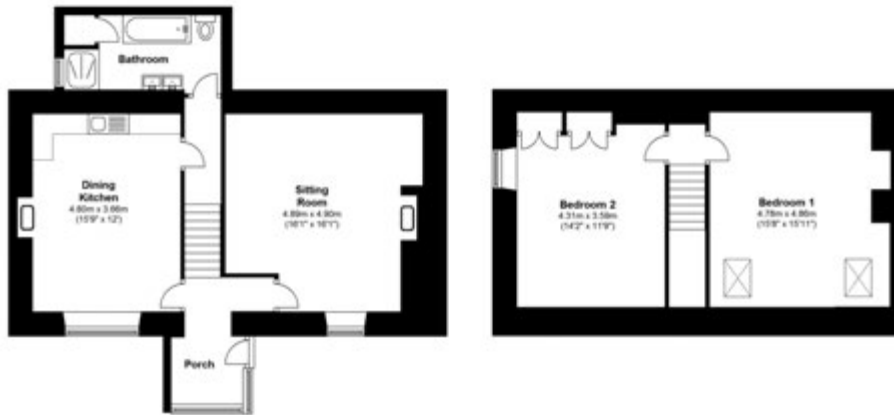
The measurements provided are for guidance purposes only; measurements should be verified by a prospective buyer before proceeding with any purchase, or incurring any costs. Services and appliances have not, and will not, be tested by us.

A prospective buyer should obtain independent legal and other professional advice concerning the property and all and every issue relating to the transfer of the legal title in the property to him or her.

We will not be responsible for any verbal statement made by any member of staff or any losses that result from such a statement. If you require an opinion regarding an issue relating to the property, please contact us and we will provide this where possible.

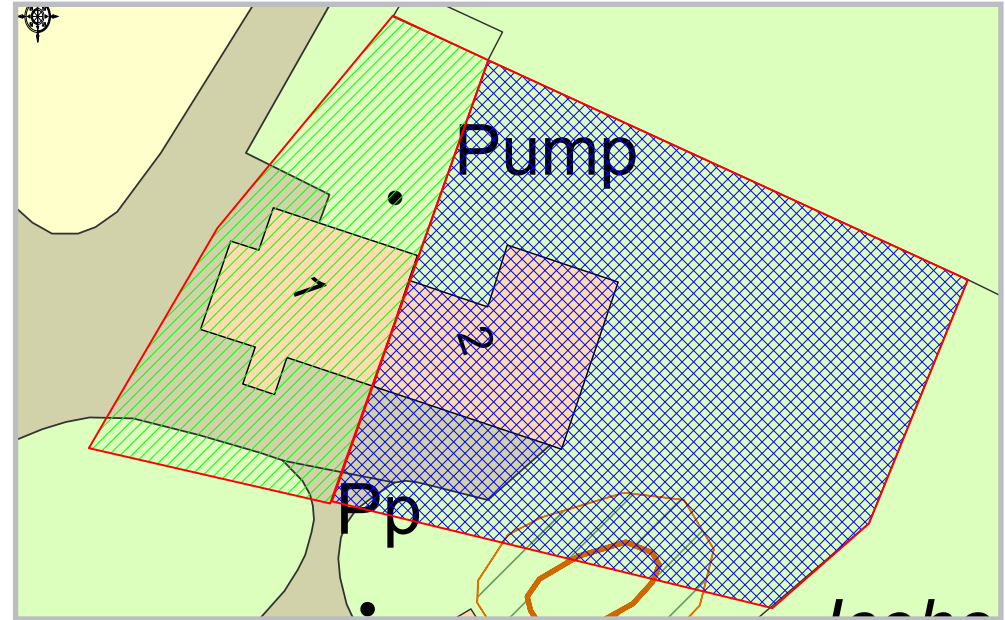
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Total area: approx. 115.4 sq. metres (1242.3 sq. feet)
Not to scale. For identification only



2 Beachcomber Cottages, Goswick, Berwick-upon-Tweed, TD15 2RW

Total area: approx. 118.1 sq. metres (1270.9 sq. feet)
Not to scale. For identification only



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