



## The Granary, Castle Hills Farm

Berwick-upon-Tweed, Northumberland, TD15 1PB

**Price £265,000**

Ref: 163

Located on the outskirts of Berwick-upon-Tweed, this well proportioned four bedroom detached house would make a superb family home. This attractive stone built house was converted from the old granary and has the benefits of double glazing and lpg central heating, a generous garden to the front with parking.

The interior of the house comprises of a lounge, a dining room, a modern kitchen with integrated appliances, a utility room and a cloakroom on the ground floor. On the first floor is a large family bathroom and four bedrooms, with the main bedroom having en-suite facilities.

Viewing is recommended.





**Entrance Hall**

6'2 x 9'6 (1.88m x 2.90m)

Entrance door to the front giving access to the hall which has stairs to the first floor landing. Central heating radiator and two power points.

**Cloakroom**

3'4 x 5'9 (1.02m x 1.75m)

White two piece suite, which includes a toilet and wash hand basin.

**Dining Room/Sitting Room**

16'5 x 11'7 (5.00m x 3.53m)

Currently being used as a sitting room, however, it was originally designed as a dining room. Triple window to the front which includes a glazed entrance door and a window to the rear. Central heating radiator and eight power points.

**Lounge**

14'3 x 13'5 (4.34m x 4.09m)

A good sized reception room with a glazed door to the front and window to the rear. Central heating radiator, a television point and a telephone point. Eight power points.

**Kitchen/Breakfast Room**

14'3 x 13'9 (4.34m x 4.19m)

Fitted with an excellent range of modern wall and floor shaker styled units, with granite effect worktop surfaces including a central workstation. Integrated dish washing machine. Stainless steel sink and drainer below window to the rear, window to the front. Built-in oven, four ring ceramic hob with a cooker hood above. Central heating radiator and ten power points.

**Utility Room**

3'8 x 9'1 (1.12m x 2.77m)

Glazed door to the rear and plumbing for automatic washing machine. Central heating radiator. Two power points.

**First Floor Landing**

Two windows to the rear, central heating radiator and two power points.

**Bedroom 1**

11' x 14'6 (3.35m x 4.42m)

A double bedroom with a window to the front, central heating radiator and six power points.

**En-Suite Bathroom**

5'8 x 10'1 (1.73m x 3.07m)

Modern white three piece suite, which includes a bath with shower and screen above, a wash hand basin with a shaver

socket above and a toilet. Heated towel rail and a frosted window to the rear.

**Bedroom 2**

10'8 x 8'2 (3.25m x 2.49m)

Window to the front, a central heating radiator and four power points.

**Bathroom**

10'5 x 9'8 (3.18m x 2.95m)

A spacious bathroom with a modern three piece suite, which includes a bath with a shower and screen above, a toilet, a wash hand basin with shaver light and socket above. Heated towel rail, access to the loft and a velux and frosted window to the front.

**Bedroom 3**

7'4 x 12'3 (2.24m x 3.73m)

Velux and window to the rear. Central heating radiator. Four power points

**Bedroom 4**

7'8 x 11'3 (2.34m x 3.43m)

Velux and window to the front. Central heating radiator. Two power points.

**Gardens**

Parking for two cars on a gravelled parking area. Large enclosed lawn garden to the front of the property and a drying area to the side.

**General Information**

Full double glazing.

Full LPG central heating.

Mains water, electric, drainage into a septic tank.

All fitted floor coverings are included in the sale.

Council tax band E.

Freehold.

**Agency Details**

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.



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