



7 Longstone View

Pier Road, Berwick Upon Tweed, TD15 1JA

Offers In The Region Of £310,000

Ref: 67

We are delighted to offer for sale this attractive stone built period town house, which is located in a stunning position with magnificent views of the Tweed, Berwick lighthouse and the sea towards Holy Island and Bamburgh. This three storey property would make a fabulous family home, although it does require some general modernisation and upgrading, it has tremendous character and charm, with original fireplaces, ornate coving and cornice, deep skirting boards and original interior doors.

The property is entered through a vestibule, which leads to an entrance hall with the original carved staircase, there is a large sitting room/dining room to the front of the house which has an attractive fireplace and double windows to the front with superb Tweed views. A well appointed limed oak breakfasting kitchen with an excellent range of units and a downstairs bathroom. On the first floor is an imposing lounge with a Victorian fireplace, cornice and beautiful open sea views, also on this level are two bedrooms, with the main bedroom having a wash hand basin. On the second floor is a family bathroom and three further bedrooms, with two bedrooms at the front with fabulous views.

Small garden to the front and an enclosed rear yard with an outhouse. The property has full double glazing and partial gas central heating.

Viewing is a must.



Vestibule

4'7 x 4'7 (1.40m x 1.40m)

Entrance door to the front giving access to the vestibule, which has a tiled floor and a cupboard housing the electric meters.

Entrance Hall

24'2 x 4'7 (7.37m x 1.40m)

Original carved staircase to the first floor level, a cloaks hanging area and a central heating radiator.

Sitting Room/Dining Room

16'9 x 18'2 (5.11m x 5.54m)

A well proportioned reception room with a double window to the front with superb views of the sea towards Bamburgh and Holy Island. This reception room has coving on the ceiling, an attractive Victorian fireplace with a cast iron surround and tiled inset and hearth. Built-in bookcase to the side of the fireplace. Two central heating radiators.

Kitchen/Breakfast Room

12'5 x 14'6 (3.78m x 4.42m)

Fitted with a range of limed oak wall and base kitchen units with a tiled worktop surface. The kitchen incorporates a dresser styled unit, which includes two glass display cabinets and a plate rack. Electric cooker with a cooker canopy above. One and a half bowl sink and drainer below the window to the rear. Plumbing for an automatic washing machine. Walk-in shelved pantry and a wall mounted Worcester central heating boiler. Central heating radiator. Door to rear hall.

Rear Hall

3'7 x 7'4 (1.09m x 2.24m)

Entrance door to the rear yard.

Bathroom

4'9 x 7'1 (1.45m x 2.16m)

White 3 piece suite, which includes a cast iron bath, a wash hand basin with a vanity unit below and a toilet with a toilet roll holder. Central heating radiator and a frosted window to the side.

1st Floor Landing

3'5 x 5'4 (1.04m x 1.63m)

Staircase to the upper floor. Central heating radiator.

Lounge

16'9 x 14'6 (5.11m x 4.42m)

A stunning reception room with ornate cornice and a Victorian open coal fireplace with marble surround, tiled inset and hearth. Double window to the front with stunning open views of the Tweed and sea. Two central heating radiators and two wall lights with matching centre light.

Bedroom 1

13'2 x 16'2 (4.01m x 4.93m)

A generous double bedroom with a window to the rear. Coving on the ceiling and a white wash hand basin. Central heating radiators.

Bedroom 2

12'6 x 8'3 (3.81m x 2.51m)

A single bedroom with a window to the front, coving on the ceiling and a central heating radiator.

Second Floor Landing

5'7 x 18'7 (1.70m x 5.66m)

Two built-in double storage cupboards and a shelved cupboard, night storage heater. Access to the loft.

Bedroom 4

15'3 x 9'7 (4.65m x 2.92m)

A large double bedroom with coving on the ceiling and a window to the front with fine open views.

Bedroom 3

15'3 x 13'3 (4.65m x 4.04m)

Another generous double bedroom with an original fireplace with a cast iron inset and tiled hearth and stone surround. Coving on the ceiling and a window to the front with open sea views.

Bedroom 5

12'9 x 8'2 (3.89m x 2.49m)

A good sized bedroom with a window to the rear.

Bathroom

11'8 x 7'2 (3.56m x 2.18m)

White 3 piece suite which includes a bath with an electric shower and screen above. Wash hand basin with soap holder and shaver mirror above. Toilet with a toilet roll holder and two frosted windows to the rear.

Outside

Small flower garden to the front and an enclosed yard to the rear with an outhouse.

General Information

Full double glazing.

Partial gas central heating.

All fitted floor coverings are included in the sale.

All mains services are connected.

Council tax band D.

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.

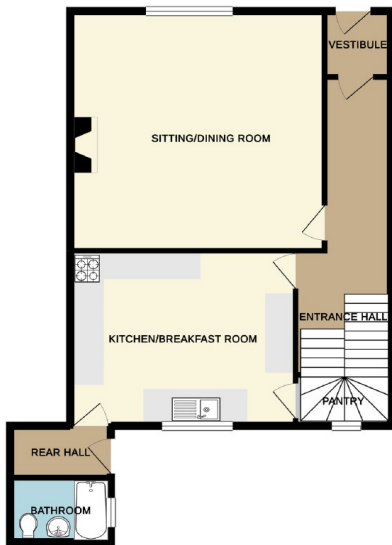
This brochure including photography was prepared in accordance with the sellers instructions.

VIEWING

Strictly by appointment with the selling agent.



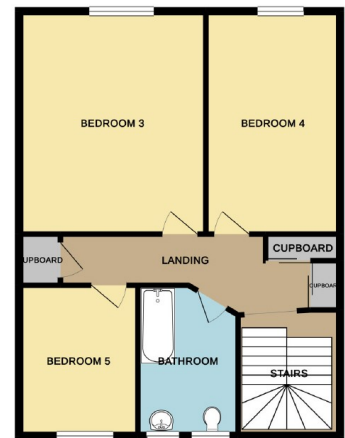
GROUND FLOOR 739 sq. ft.
(68.6 sq. m.)



1ST FLOOR 695 sq. ft.
(64.6 sq. m.)



2ND FLOOR 695 sq. ft.
(64.6 sq. m.)



TOTAL FLOOR AREA : 2129 sq. ft. (197.8 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, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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