



Barmoor, Dunsall Farm, Berwick-upon-Tweed

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& PARKER**

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Dunsall Farm, Barmoor, Berwick-upon-Tweed TD15 2QD

A charming period farmhouse with four bedrooms, in a secluded rural setting within circa 21 acres

A1 5.4 miles, Tweedmouth 9.6 miles, Berwick-upon-Tweed 10.0 miles, Newcastle International airport 59.9 miles

Sitting room | Family room | Conservatory
Dining area | Kitchen | Utility | Principal bedroom with en suite bathroom | 3 Further bedrooms, 2 en suite | Shower room | Gardens
Outbuildings | Circa 21.25 acres | EPC E

The property

This handsome detached period farmhouse with outbuildings features four bedrooms and spacious, flexible accommodation, with several original features. On entering through the hall there is a useful shower room and cloak area. The kitchen/ breakfast room has units to the base and walls and a traditional stone hearth surrounds a log burner. This leads into a useful utility room with a sink unit and access out to the rear of the property and follows again into a spacious pantry/larder with base units and shelves for additional storage. The sitting room and family room share a dual log burner making a warm a welcome family space, perfect for entertaining. The property also benefits from a south facing conservatory which enjoys stunning views across the open countryside. The first floor has a light filled landing and offers four double bedrooms, with the principal having its own en suite. Bedrooms two and three share a Jack and Gill family bathroom. Set in a peaceful rural position, the property boasts spacious, flexible accommodation with several characterful features throughout.

Outside

To the side of the property, double five-bar wooden gates open onto a substantial driveway, which leads to a courtyard at the rear. Dunsall Farm also benefits from several large barns/ outbuildings. The south-facing gardens to the front are mostly laid to lawn with various border shrubs, hedgerow and trees. Beyond the garden lies circa 21.25 acres and within that is approx 6 acres of woodland.

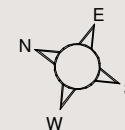
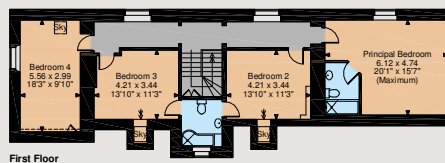
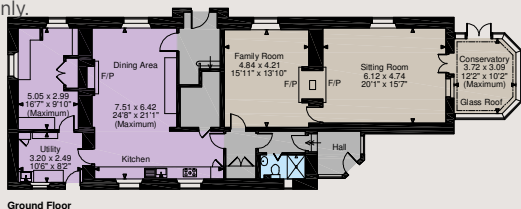
Location

The property occupies a beautiful rural setting, 10 miles to the south of Berwick-upon-Tweed. Tweedmouth provides several everyday amenities, including local shops, supermarkets and a primary school. Across the River Tweed, Berwick-upon-Tweed provides further facilities, including a choice of high street shops, several restaurants and cafés and further schooling, including the independent Longridge Towers School. The dramatic Northumberland coastline is close-at-hand, with Cocklawburn Beach and Cheswick Sands easily accessible. Links golf is available at Goswick Golf Club and several others along the coast, while the famous Holy Island of Lindisfarne and historic Bamburgh Castle are also within easy reach. The A1, providing further access north towards the Scottish borders and south towards Newcastle-upon-Tyne, is six miles away. Berwick's mainline station offers regular direct services to Edinburgh and Newcastle upon Tyne, both in around 45 minutes and Newcastle Airport provides flights to many UK, European and international destinations.

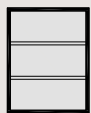




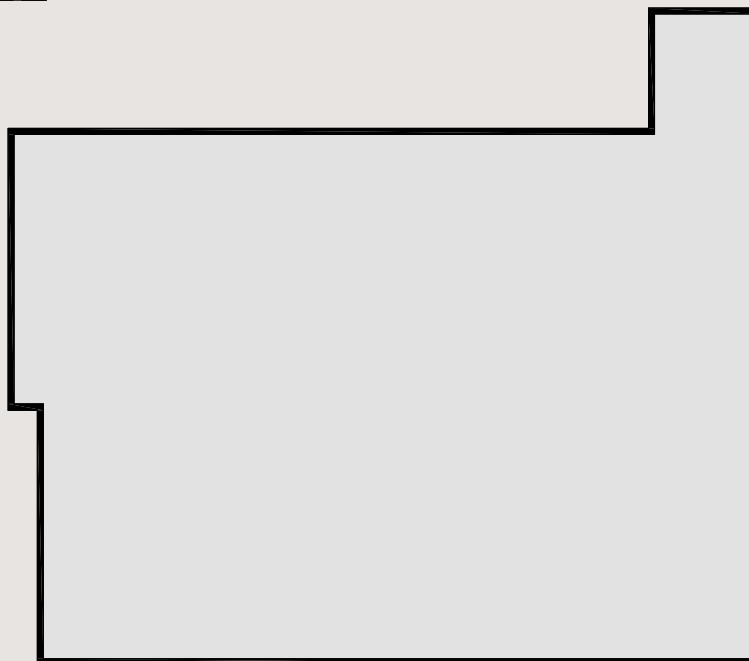
Floorplans
House internal area 2,897 sq ft (269 sq m)
For identification purposes only.



Outbuilding



Outbuilding



Outbuilding

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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Directions

From Morpeth, take the A1 north for 36 miles before turning left onto the B6353, following the sign for Lowick and Fenwick. After four and three-quarter miles, turn right to stay on the B6353. You will find the property on your right-hand side after a further three quarters of a mile.

General

Local Authority: Berwick Borough Council

Services: Mains electric, water and drainage.

Council Tax: Band E

Tenure: Freehold

Guide Price: £950,000

Wayleaves and easements: The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

Morpeth

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