



Buttery Hall Farm

nr Tweedmouth, Berwick upon Tweed, Northumberland

**STRUTT
& PARKER**

BNP PARIBAS GROUP

A stunning modern conversion, with plenty of character features, stylish décor and far reaching views

A substantial detached home combining original character features with modern décor and fittings. Set in a rural position five miles south of Tweedmouth, and within easy reach of the beautiful Northumberland coast, the property features generous, airy living and entertaining space while outside there is an extensive garden.



5 RECEPTION ROOMS



4 BEDROOMS



4 BATHROOMS



GARAGE



LARGE GARDEN



FREEHOLD



RURAL



4,529 SQ FT



**GUIDE PRICE
£1,400,000**

The property

Buttery Hall Farm is an impressive, detached house, converted from farm buildings to create a stunning four-bedroom home with more than 4,500 square feet of attractive accommodation. Set in a rural position five miles south of Tweedmouth, the property features handsome stone elevations and a magnificent, tall red-brick chimney which can be seen for miles around. The property has undergone a full renovation which was completed in October 2024.

The accommodation retains several character features, including exposed stone walls and recently installed fireplaces, while the décor and fittings are elegantly modern. The sprawling ground-floor living space features a chic, stylish reception hall with a charming inner hall with exposed stone walls. There are four main ground-floor reception rooms, including the 32ft drawing room with its tiled flooring, grand fireplace fitted with a log burner and dual aspect, including French doors and full-height windows welcoming plenty of natural light. There is also a family room and a morning room, which are adjoined in a semi

open-plan layout, sharing a double-sided contemporary fireplace and both featuring bespoke built-in storage. Additionally, the formal dining room has panelled and exposed stone walls, a fireplace with a stove and bi-folds opening onto the garden, with the adjoining kitchen and breakfast room providing further space for a seating area, also with bi-folds opening to the garden. The kitchen itself has shaker-style units, a central island with a breakfast bar and integrated appliances by Bosch.

Upstairs, the galleried first-floor landing leads to four well-presented double bedrooms. These include the luxury principal bedroom with its southwest-facing aspect, exposed eaves, built-in wardrobes and full-height end window affording splendid views across the surrounding fields. The principal bedroom also has an en suite bathroom, while each of the three additional bedrooms are also en suite, either with bath or shower rooms. A separate staircase from the morning room provides access to the first-floor study, which could be used as an additional bedroom if required.







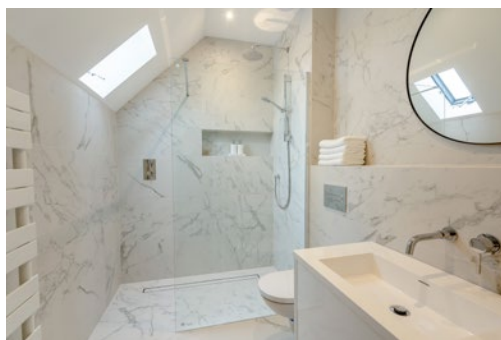
Outside

The house is situated on a peaceful lane just off the A1 and is surrounded by open fields and rolling countryside. There is a gated entrance at the front, which opens onto the large, paved driveway and provides access to the detached garaging block, which has space for up to three vehicles, as well as storage and workshop space. The extensive garden features paved and gravel terrace areas to the front and rear for al fresco dining, with a generous expanse of lawn extending to the west, featuring various young trees and shrubs and with two further seating areas. The garden offers space to install a swimming pool, a tennis court or for further landscaping, and benefit from far-reaching views across the surrounding fields.

Location

The property occupies a stunning, secluded setting just moments from the Northumberland coastline. Tweedmouth and Berwick-upon-Tweed are approximately five miles to the north. Tweedmouth has several everyday amenities, including a local shop, supermarkets and a primary school. 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 provides beautiful beaches at Cocklawburn and Cheswick Sands. 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.



Distances

- Tweedmouth 5.1 miles
- Berwick upon Tweed 5.8 miles
- Alnwick 23 miles
- Morpeth 42 miles
- Newcastle upon Tyne 57 miles
- Edinburgh 62 miles

Nearby Stations

- Berwick upon Tweed 5.8 miles

Key Locations

- Historic Town of Berwick
- Berwick upon Tweed Castle
- Chillingham Wild Cattle
- Lindisfarne (Holy Island)
- University City of Newcastle
- University City of Newcastle
- Northumberland Coast National Landscape

Nearby Schools

- Scremeston First School
- Lowick CofE First School
- Spittal County First School
- Tweedmouth Community Middle School
- Berwick Middle School
- Eyemouth High School
- Longridge Towers Independent Schhol
- Northumberland College (Berwick Campus)









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

□ □ □ □ Denotes restricted head height

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Floorplans

Main House internal area 4,529 sq ft (421 sq m)
Carport/Garage internal area 746 sq ft (69 sq m)
Total internal area 5,275 sq ft (490 sq m)
For identification purposes only.

Directions

Post Code: TD15 2RN
what3words: ///incur.hang.tiny

General

Local Authority: Northumberland County Council

Services: Mains electricity and water. Private drainage which, our client assures us meets current regulations. Oil central heating and hot water. Underfloor heating to ground floor and radiators to first floor. Additionally, the property benefits from PV and Thermal solar panels. EV Charger.

Mobile and Broadband checker: Broadband to the property is currently supplied by Alncom. Ofcom reports 4G voice and data services are available from all major mobile phone networks and that 5G is predicted. Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band G

EPC Rating: C

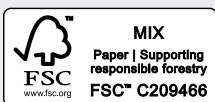
Wayleaves and easements: Wayleaves and easements: the property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not

North East

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