



Fenwick Granary Farmhouse, Fenwick Granary  
Berwick-Upon-Tweed

For the finer things in property.

**STRUTT  
& PARKER**

BNP PARIBAS GROUP



# Fenwick Granary Farmhouse Berwick-Upon-Tweed TD15 2PL

An elegant renovated period farmhouse enjoying spectacular views towards Lindisfarne with two unique holiday let conversions

A1 0.2 miles, Berwick-upon-Tweed 10.0 miles, Alnwick 20.3 miles, Morpeth 38 miles, Newcastle International Airport 49 miles, Newcastle upon Tyne 52 miles

Reception hall | Sitting room | Family room  
Drawing Room | Dining area | Kitchen  
Utility/cloakroom | Plant room | 5 Bedrooms  
Bedroom 6/study | 2 Bathrooms | Driveway  
Garage | Garden | EPC rating F

The Stables: Sitting area | Kitchen | 1 Bedroom  
Shower room | EPC rating C  
The Dairy: Sitting room/bedroom/kitchen  
Shower room | Outdoor Terrace  
EPC rating C

## The property

Fenwick Granary Farmhouse is a handsome detached period property, that offers over 4,000 square feet of stylishly appointed accommodation which benefits from significant sustainability measures including PVs, solar thermal and rain water harvesting. There are also two beautifully presented holiday lets in converted farm outbuildings. The main house has been fully renovated but still boasts various period details including high ceilings, original fireplaces, large double glazed sash windows and parquet design flooring.

Upon entering the property through the vestibule and then the reception hall, the drawing room is immediately on the right. With stylish decoration, floor to ceiling bookshelves, a log burner and herringbone style flooring it

is an elegant space to relax or work. The sitting room, also off the reception hall, is the main reception, with its ornate cornicing, ceiling rose and chandelier light fitting, as well as a grand fireplace fitted with a woodburning stove.

At the heart of the home, the impressive 36ft kitchen and dining area benefits from underfloor heating, original slate flooring and an antique fireplace. The kitchen has shaker-style units, a generous central island and integrated appliances that include two double ovens, dishwasher, induction hobs and worktop mounted extractor fitted into the island. To the rear, there is a fully fitted utility room and a cosy snug with rustic panelled walls, exposed stonework, timber beams and a woodburning stove.

The split level first floor briefly comprises six spacious bedrooms with the sixth making an ideal study. The other five bedrooms are all generously proportioned and well-presented, with natural light and neutral styling. The first floor also has two elegantly appointed bathrooms, both of which have freestanding bathtubs and separate shower units.

## Outside

The property sits within 4.33 acres. A private, gated gravel driveway provides access from the road and offers plenty of parking space at the side and rear for residents and guests alike. The garden includes a gravel bed at the front with various shrubs, while at the side there is an area of lawn. At the rear of the plot there is a further area of grounds, which is currently shingled, but offers the potential for landscaping as well as a paddock to the West of the property.













## Holiday Cottages

The Stables and The Dairy are fully renovated holiday cottages and provide the opportunity for regular rental income, or for use as additional family accommodation. The Stables has a spacious sitting area with exposed beams, a log burner and many of the original stable features. It also benefits from a separate, fully fitted kitchen, a double bedroom with feature fireplace and a shower room. The Dairy is a studio-style cottage with an open-plan kitchenette, sitting area and bedroom. It also benefits from a separate shower room and outside seating area. There is also the additional opportunity to increase the lifestyle business to include several glamping pods on the land which benefit from secured planning permission. Water, soil and electric infrastructure is already in place. Planning: Prospective purchasers are advised that they should make their own enquiries of the local planning authority.

## Holiday Let Business

Details of the income for the holiday cottages will be made available upon request to serious potential purchasers only after viewing the property.

## Location

The property occupies a stunning, secluded setting just moments from the Northumberland coastline. Both Bamburgh and Berwick-upon-Tweed are approximately 10 miles away, while the spectacular Holy Island is but 7 miles from the property. 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 A1, providing further access north towards the Scottish borders and south towards Newcastle-upon-Tyne, is just a quarter of a mile away.





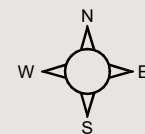






## Floorplans

Main House internal area 4,092 sq ft (380 sq m)  
 Holiday Cottage internal area 1,129 sq ft (105 sq m)  
 Total internal area 5,221 sq ft (485 sq m)  
 For identification purposes only.



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

□ □ □ □ Denotes restricted head height

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8578800/MJA

## Directions

For Satellite Navigation use the postcode: TD15 2PL. Upon leaving the A1 Fenwick Granary is the first property on the left hand side accessed via a steel farm gate to the front. For ease when viewing it is advised to park before the gate and use the pedestrian gate to the left hand side.

What3Words ///flagpole.flying.evenings

## General

**Local Authority:** Northumberland County Council

**Services:** LPG Gas Central Heating including Under Floor Heating in some rooms, Mains Electricity, Private Water Supply, Private Sewage Treatment Plant registered 2023, Solar PV System.

**Council Tax:** Band F

**Tenure:** Freehold

**Guide Price:** £1,550,000

## Morpeth

7 Benjamin Green House, Morpeth Train Station

**01670 516123**

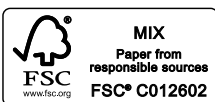
morpeth@struttandparker.com

struttandparker.com

@struttandparker

/struttandparker

Over 45 offices across England and Scotland, including Prime Central London



For the finer things in property.



**IMPORTANT NOTICE:** Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken March 2024. Particulars prepared March 2024. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited