Kelso
Call 01573 400399

Guide Price £950,000

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Stonecroft, Lamberton

TD15 1XB

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Introducing Stonecroft, Lamberton a truly spectacular and unique barn conversion (steading) with uninterrupted views all the way to the sea. The property is set on an impressive plot of land with a large private forecourt with two vehicle entrances alongside a large garden to the rear and paddocks measuring approximately 4 acres. The entire property has recently undergone renovation to a high standard with the addition of a luxury dressing room with full en-suite bathroom complete with a feature stone bath, a complete remodel of the large kitchen which has retained the look and feel of a country kitchen whilst providing a modern twist for all to enjoy. Other standout features of the property are the master bedroom with its impressive vaulted ceiling, large balcony and breathtaking views and the living room with its beamed ceiling. The garden is the perfect place for entertaining, gardening or simply relaxing. In addition to the main house there is a substantial two bedroom annexe providing either additional living space or a holiday let due to its separate entrance. Whether you are looking for a stunning family home or a holiday retreat this property has it all.











Accommodation

GROUND FLOOR:
Front Porch
Hall
Lounge
Dining Room
Dining Kitchen
Utility Room
WC

FIRST FLOOR:
Hall
Master Bedroom with Balcony
Dressing Room with En-Suite Bathroom
Three Further Bedrooms

GROUND FLOOR ANNEXE:
Hall
Lounge
Dining Kitchen
Two Double Bedrooms
Shower Room

Large Garden
Approximately Four Acres of Land
Several Outbuildings
Large Drive

Location

Occupying an elevated site in Lamberton, this attractive property has uninterrupted coastal sea views. Being close to the A1 it is an ideal position for commuting possibilities to Edinburgh in the north and Newcastle to the south. It is situated only 4 miles from Berwick-Upon-Tweed mainline station which links to both cities in around 45 minutes and London Kings Cross in around 3.5 hours. Berwick-Upon-Tweed, which is England's most northerly market town, offers a wide range of amenities including a number of local and national shops, public houses and restaurants, a theatre, banks and post office, three supermarkets, schooling for all ages, sports clubs and leisure facilities. The Northumberland and Berwickshire coastline offers miles of unspoilt beaches and rugged landscapes with areas of outstanding beauty such as Coldingham Bay, Holy Island, Bamburgh Castle, the Farne Isles and so much more. Inland lies the Scottish Borders countryside renowned for its lifestyle opportunities and value for money, whilst to the south are the Cheviot Hills and Northumberland National Park.

Fixtures & Fittings

The sale shall include all carpets and floorcoverings, light fittings, kitchen fittings and bathroom fittings.

Services

Drainage to septic tank, mains water, electricity and natural gas. Gas central heating, double glazing.

EPC

C

Council Tax Band

G

Viewing

Strictly by appointment with the Selling Agent.

Entry

By mutual agreement.













Stonecroft, Lamberton, TD15 1XB

Approximate Gross Internal Area = 349.9 sq m / 3766 sq ft
Outbuilding 1 = 28.0 sq m / 301 sq ft
Outbuilding 2 = 103.9 sq m / 1118 sq ft
Total = 481.8 sq m / 5185 sq ft

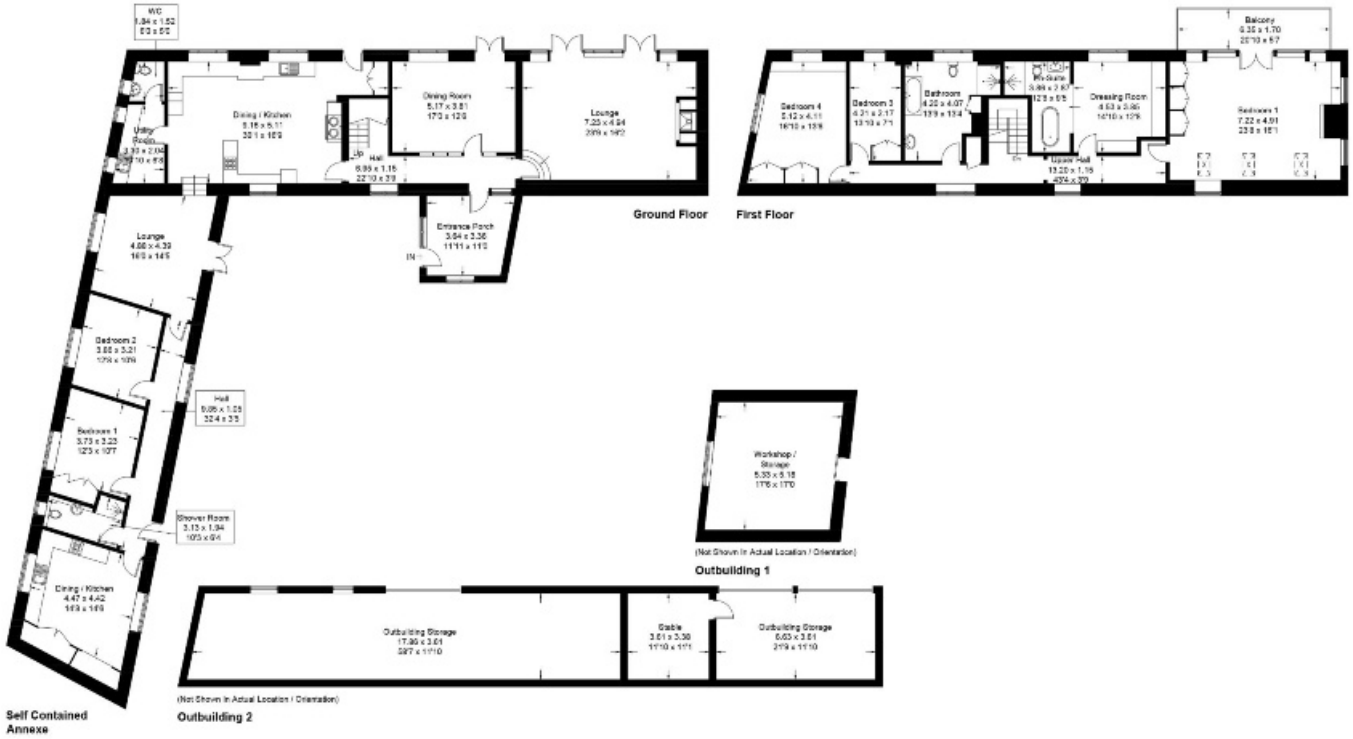
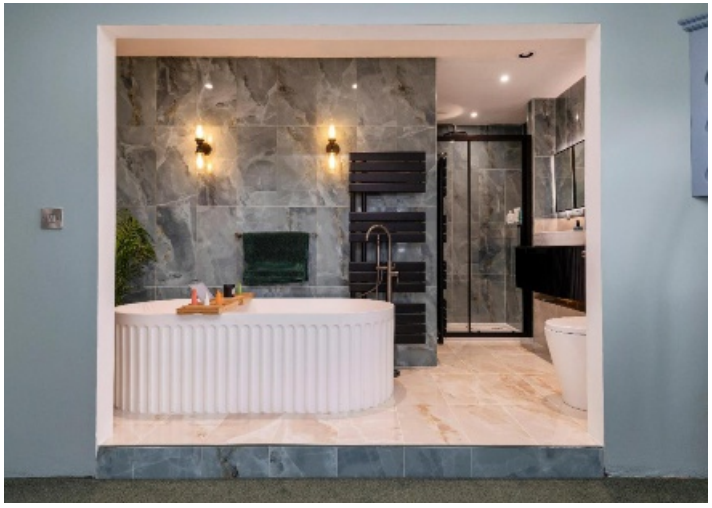


Illustration for identification purposes only, measurements are approximate, not to scale. fourlabs.co © (ID1348570)







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Interested in this property?

Kelso
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Selkirk,	Tel 01750 723 868
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Annan,	Tel 01461 202 866/867
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Full members of:

Whilst these particulars are prepared with care and are believed to be accurate neither the Selling Agent nor the vendor warrant the accuracy of the information contained herein and intending purchasers will be held to have satisfied themselves that the information given is correct.