



Lindisfarne Lodge & Cottages

Beal, Nr Holy Island

- Detached property
- Plus 3 holiday cottages
- Near to Holy Island
- Substantial plot
- EPC – G



Fixed Price: £399,000

01665 510 044
3-5 Market Street, Alnwick, NE66 1SS

ROOK
MATTHEWS
SAYER

www.rookmatthewssayer.co.uk
alnwick@rmsestateagents.co.uk



Lindisfarne Lodge & Cottages, Beal, Berwick upon Tweed TD15 2PD

A fantastic opportunity to purchase a unique Victorian Northumberland home together with a trio of ready-made holiday cottages near Holy Island. Built in 1899, the buildings started out as Beal's all age elementary school, but the final bell rang on its closure in 1961. The re-imagined buildings and substantial plot now offer quirky holiday let accommodation in the converted school that take the form of three separate self-contained cottages with mezzanine levels, and on-site owner accommodation in the former school house. Lindisfarne Lodge is located in the small hamlet of Beal, in a perfect spot to capture tourists looking for a stop off point on-route to Holy Island, the Heritage Coast, and touring Northumberland with easy access onto the A1 North to Berwick and the Scottish borders, as well as South to Alnwick and Newcastle. The buildings occupy a part of an extensive plot that offers tremendous potential and un-tapped business opportunities by utilizing the accompanying land to a more productive use! This would be an ideal purchase for a buyer looking to expand and develop a business whilst living on site, saying goodbye to a daily work commute!

LINDISFARNE LODGE

PORCH

Double glazed entrance door and window to side, door to hall.

HALL

Double glazed window to side, staircase to first floor, understairs storage cupboard, radiator and doors to lounge, kitchen/dining room and utility.

LOUNGE 14'1 x 13'3 (4.29m x 4.04m)

Doubled glazed window to front and side, radiator, and a stone feature fireplace with fuel burning stove set on a slate hearth.

KITCHEN/DINING ROOM 15'1 x 14'3 (4.59m x 4.34m)

Double glazed window to side and rear, fitted base units incorporating a stainless steel sink and drainer, space for electric cooker, part tiled walls, inglenook, space for dishwasher, space for fridge/freezer.

UTILITY

Double glazed window to rear, wall and base unit, stainless steel sink, space for washing machine and tumble dryer, radiator and door to rear.

REAR LOBBY

Double glazed frosted window to front, radiator, door to W.C., and open to the utility.

W.C.

Double glazed frosted window to rear, and W.C.

FIRST FLOOR LANDING

Double glazed window to side, doors to bedroom, bathroom and shower room.

BEDROOM ONE 14'9 x 13'1 (4.50m x 3.99m)

Double glazed window to front, radiator and picture rail.

BEDROOM TWO 14'0 x 9'5 (4.27m x 2.87m)

Double glazed window to rear, radiator and built-in wardrobe.

SHOWER ROOM

Corner shower cubicle with electric shower, W.C., wash hand basin, part tiled walls and extractor fan.

BATHROOM

Double glazed window to front, pedestal wash hand basin, corner bath, tiled walls and radiator.

EXTERNALLY

Substantial grounds to the rear and side of the property that include a separate outbuilding and hardstanding area. Off street parking is provided at the front of the building.



AIDAN COTTAGE

PORCH

Double glazed window and electric storage heater.

OPEN PLAN KITCHEN/LOUNGE/DINING ROOM 15'0 x 11'8 (4.57m x 3.56m)

Double glazed window to front, fitted kitchen units incorporating stainless steel sink, fridge, electric hob with extractor hood over, oven, downlighters and electric storage heater.

SHOWER ROOM

Shower cubicle with electric shower over, W.C., pedestal wash hand basin, fully tiled, extractor fan and electric towel rail.

MEZZANINE 11'8 x 9'3 (3.56m x 2.82m)

Double glazed window to rear, and downlights.



BEDE COTTAGE

OPEN PLAN LIVING SPACE 15'2 x 11'4 (4.62m x 3.45m)

Double glazed windows to front and side, spiral staircase to mezzanine, downlighters, two electric storage heaters.

Kitchen area

Fitted kitchen incorporating a stainless steel sink, electric hob with extractor hood over, double electric oven, space for fridge.

BATHROOM

Shower cubicle with electric shower, W.C., pedestal wash hand basin, fully tiled, and extractor fan.

MEZZANINE 15'2 x 11'8 (4.62m x 3.56m)

Velux window and downlights.



CUTHBERT COTTAGE

KITCHEN 8'6 x 7'3 plus door recess (2.59m x 2.21m plus door recess)

Entrance door, double glazed window to side, fitted kitchen incorporating a stainless steel sink, electric hob with extractor hood over, electric oven, fridge, storage heater, and door to bathroom.

BATHROOM

Double glazed frosted window to side, shower cubicle with electric shower, wash hand basin, W.C., tiled walls, extractor fan, and heated towel rail.

LOUNGE 15'1 x 15'1 (4.59m x 4.59m)

Double glazed window to front and side, electric storage heater, multi-fuel burner with brick surround, and downlights.

MEZZANINE 15'1 x 10'5 (4.59m x 3.18m)

Double glazed Velux window to rear, and downlights.



SERVICES

Mains electricity, LPG gas, water and drainage. LPG gas central heating.

COUNCIL TAX - BAND C

TENURE

Freehold. Should you proceed with the purchase of this property these details must be verified by your Solicitor.

ENERGY PERFORMANCE CERTIFICATE

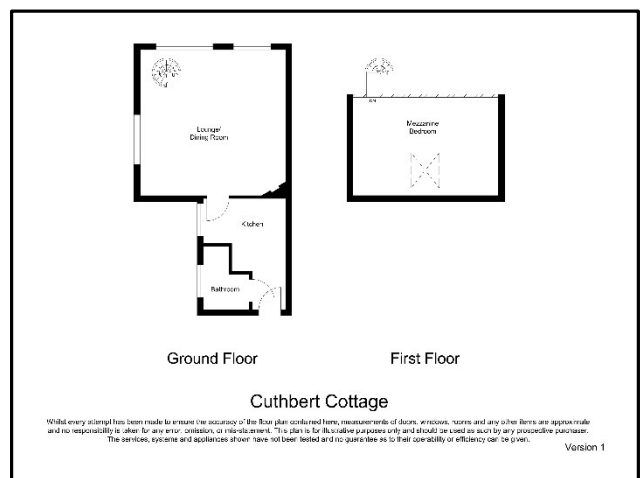
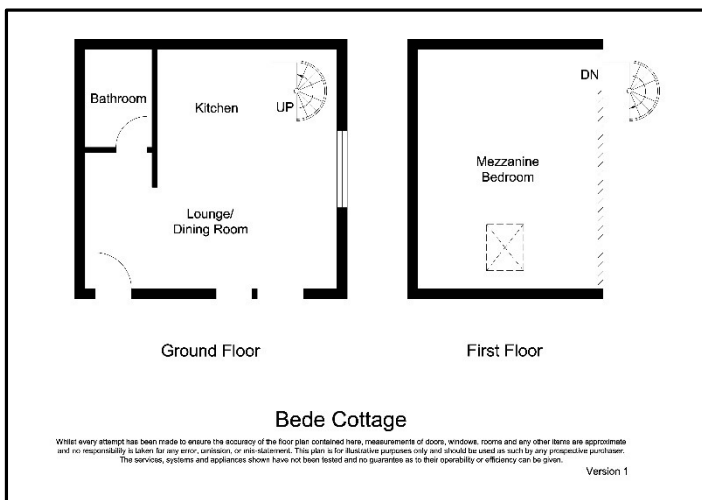
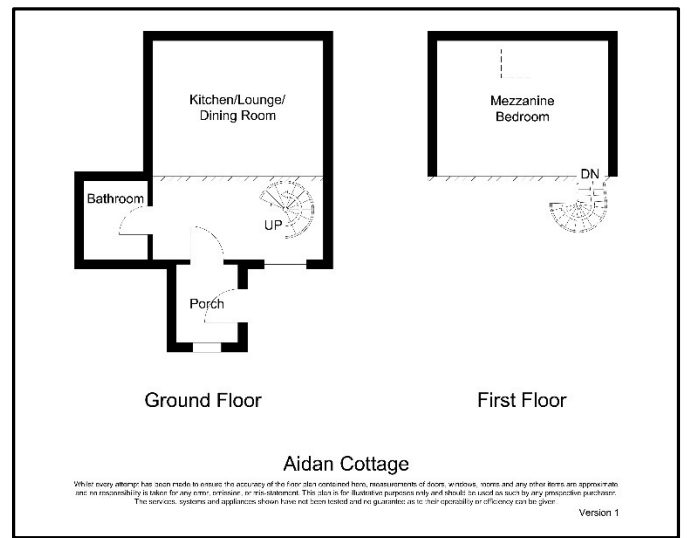
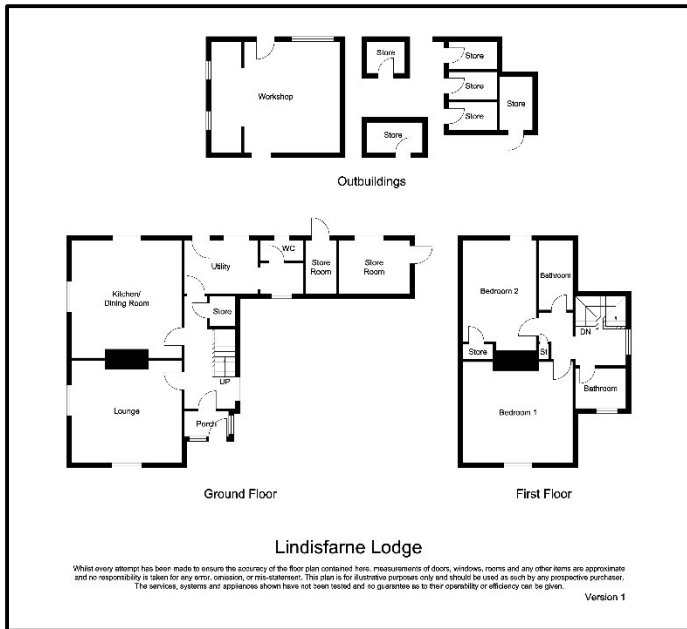
Lindisfarne Lodge – EPC G

Aidan Cottage – EPC F

Bede Cottage – EPC F

Cuthbert Cottage – EPC F





Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

16 Branches across the North-East

