

# SEABARN

Cocklawburn, Scremerston, Berwick-upon-Tweed, Northumberland

**Knight Frank**





# SEABARN

Cocklawburn, Scremerston, Berwick-upon-Tweed, Northumberland, TD15 2RJ

## A unique renovated dwelling in a stunning coastal setting

Scremerston 1 mile ♦ Berwick-upon-Tweed 3 miles  
Edinburgh 55 miles ♦ Newcastle 55 miles  
London 340 miles (distances approximate)

The property has been designed to maximise the views of Northumberland's picturesque coastline.

### Accommodation and amenities

Reception hall ♦ Open plan kitchen ♦ Large living/dining area ♦ 5 bedrooms ♦ 3 bathrooms (1 en suite) ♦ Studio ♦ Study ♦ Utility room

Panoramic sea views with south and east orientated garden area

A third ownership of the outbuilding ♦ Ideal external storage area/workshop.

In all about 0.11 Ha (0.26 Acres)



0131 222 9600

80 Queen Street  
Edinburgh  
EH2 4NF  
edres@knightfrank.com

01578 722 814

5-11 Market Place  
Lauder, Berwickshire  
TD2 6SR  
lauder@knightfrank.com



## Situation

Seabarn is a beautiful renovated stone property positioned only metres from the stunning Northumberland coastline. Located a short distance outside the village of Scremerston, Seabarn is accessed via a gravelled shared driveway leading from the highway past Cocklawburn Lodge.

Berwick-upon-Tweed lies approximately 3 miles to the north of Scremerston and the historic fortified market town provides a wide range of banking, medical and retail facilities as well as good transportation into and around the town. The town has a mainline railway station with both GNER and Virgin services travelling to the cities of Edinburgh and Newcastle upon Tyne (both approximately 55 minutes) as well as London King's Cross (approximately 3 hours 45 minutes).

Locally there are a number of good public schooling options with first schools, middle schools and secondary schools in Scremerston, Spittal and Berwick-upon-Tweed including private schooling at Longridge Tower School. The A1 bypass provides excellent vehicular access to the north and south, ensuring that the cities of Edinburgh and Newcastle and their international airports are easily commutable by road.

Seabarn is well positioned for leisure activities with the beautiful beaches of Cocklawburn and Cheswick located nearby with golf courses, fishing spots and horse riding facilities within a six mile radius. Goswick Links Golf Club is widely recognised as one of the top golf courses in Northumberland and the 'James Braid' masterpiece hosts regional qualifying tournaments for the Open Championship.

The Scottish border is approximately 6 miles to the north providing access to the beautiful border towns of Kelso and Melrose with the Cheviot Hills of the Northumberland National Park and the castles of Bamburgh and Alnwick all within 30 miles of the property.

## Directions

Travelling north on the A1, turn right at the first junction signposted to 'Scremerston' driving into the village. In the village take the first right, continuing out of the village for approximately 1 ½ miles, before turning right signposted 'The Beach'. Continue on this unclassified public highway for approximately ¾ mile, crossing over the railway line. After a further 150 yards, whilst the road bears sharp right and follows the coastline, the drive to Seabarn lies on the apex of the bend, with Cocklawburn Lodge at the drive end.





Travelling south on the A1, turn left at the first junction signposted 'Scremerston' onto the A1167. Drive along taking the next right towards Scremerston village followed by the second left within the village. Then follow the directions from the village as above.

### Description

Seabarn is a substantial south facing stone property converted from a cottage and barn attached to the former colliery owner's residence.

The remodelling was designed to take full advantage of its unique location and the spectacular views available both north and south along this part of the Northumberland coastline.

Large double glazed windows, patio doors and inspirational design features allow full appreciation of this amazing situation.

The spacious accommodation set over two floors provides, kitchen, dining and living areas together with 5 bedrooms, 3 bathrooms and a studio and mezzanine study area providing panoramic views over the north sea. The conversion and complete renovation of the former structures has created a modern, contemporary and extremely well insulated home. Neutral colour schemes are accompanied with quality fittings including hardwood and stone flooring

and tiling, contemporary continental open wood burning fireplace all complimenting the traditional features which include exposed roof trusses and an Aga type range.

The property is entered through an arched front door into a welcoming entrance hall leading into the spacious open plan kitchen, dining and living area. This is light and airy with large windows and patio doors to north and south and a large window looking directly over the sea. The extremely well equipped kitchen includes a two oven oil fired heritage stove which also provides hot water and central heating (under-floor and radiator). A fitted combination oven together with radiant 4 ring ceramic hob provides all the cooking options one could wish for. Larder cupboards are accessed from the entrance hall together with a utility room providing additional storage space.

Stepping down from the living area, you enter the studio with stunning coastal views with an open study area on the mezzanine above. Access to cliff edge patio area.

From the entrance hall access can be gained to the cloakroom/shower room (walk in shower) and double bedroom adjacent.

A further feature of the living area is the cantilevered oak and glass staircase to the first floor galleried landing and passage. From the passage access is gained to three



double bedrooms all with coastal views and one with an en suite shower room.

The galleried landing provides access to a large family bathroom with contemporary bath and walk in shower. The large landing also currently provides a further bedroom with lovely coastal views in all directions.

### Gardens and Grounds

Seabarn is accessed from a private drive providing access to three properties with Seabarn being the last. A gravelled area provides parking and turning space for several cars adjacent to a shared ownership storage building, approximately a third of which is a workshop and store belonging to the property. The drive and area behind the storage building give access to the cliff edge barbecue fire pit, seating area and to the other patios and lawns.

### Services

The house is served by mains electricity and a mains water supply through a private pipe, with drainage to a shared septic tank. There is an oil central heating system installed in the property. These services have not been tested and therefore there is no warranty from the agents.



### Council Tax

The property is in Council Tax Band C

### Viewing

Strictly by appointment through Knight Frank on 0131 222 9600

### Closing Date

A closing date for offers may be fixed and prospective purchasers are advised to note their interest in writing to the selling agents. The seller reserves the right to conclude a bargain for the sale ahead of a notified closing date and will not be obliged to accept either the highest or any offer.

### Conditions of Sale

#### 1. Fixtures and Fittings

The fitted carpets, blinds and light fittings are included in the sale. Furnishings and curtains are excluded from the sale but are available by separate negotiation.

#### 2. Title

The subjects are sold under the conditions in the Title Deeds, rights of way (if any), water rights affecting the same, whether shown in the Title Deeds or not. They will be sold as possessed by the Seller and no warranty is given.

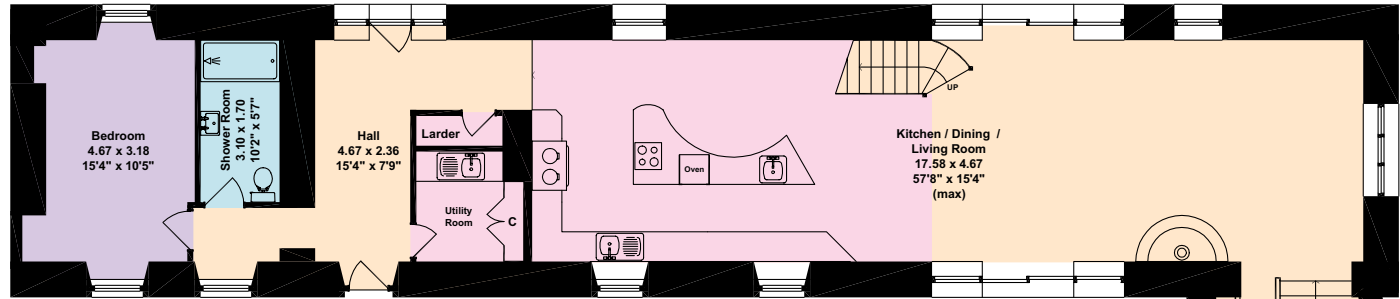


### 3. Deposit

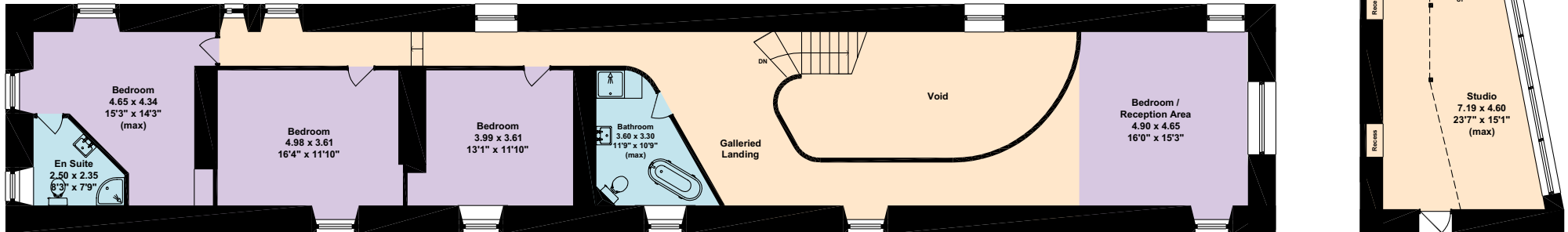
On conclusion of missives a deposit of 10 per cent of the purchase price will be paid with the balance due at the date of entry. This deposit will be non-returnable in the event of a purchaser failing to complete the sale for reasons not attributable to the Sellers or their agents.

**Seabarn**  
**3 Seahouse, Scremerston**  
**Berwick-upon-Tweed, TD15 2RJ**

FOR IDENTIFICATION ONLY - NOT TO SCALE  
 Estimated Gross Internal Area (approx):  
 House = 296m<sup>2</sup> (3,186sqft)  
 Outbuildings = 27m<sup>2</sup> (290sqft)  
 © HONEYGRAM LTD 2012

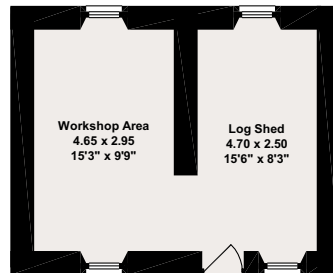


GROUND FLOOR

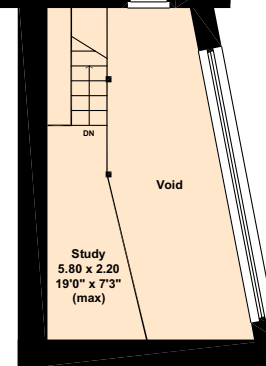


FIRST FLOOR

OUTBUILDING



Proximity and Position  
 of House to Outbuildings -  
 Not to scale



These plans are for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice.

**Important Notice**

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