



Spacious 3-bedroom home in scenic Spittal, featuring a bright open plan kitchen/dining/sitting room, 3 modern bathrooms, and a convenient utility room. This property enjoys a private courtyard, off-street parking spaces, and coastal views

Old Templars Hall, Spittal,  
Northumberland, TD15 1RG

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 3  2  1

 101 sq m

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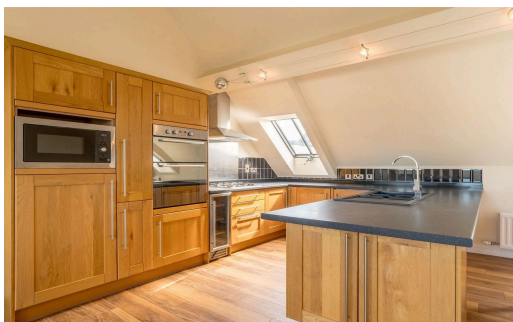
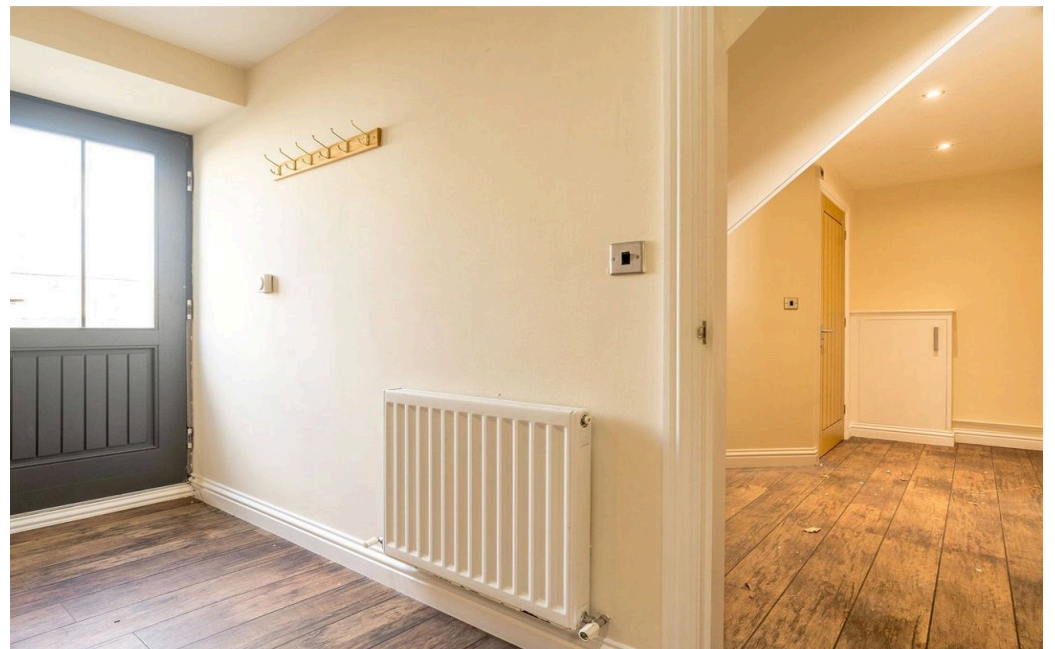
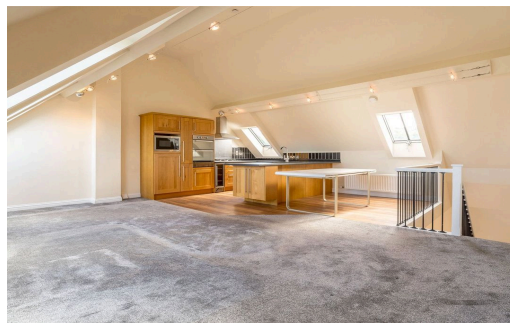
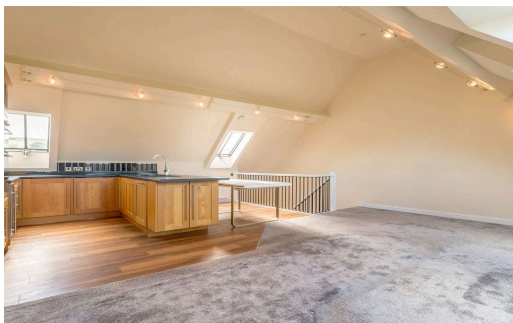
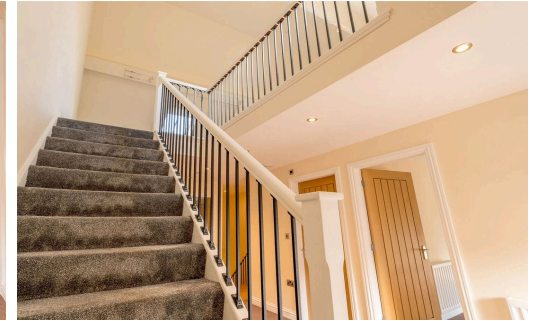
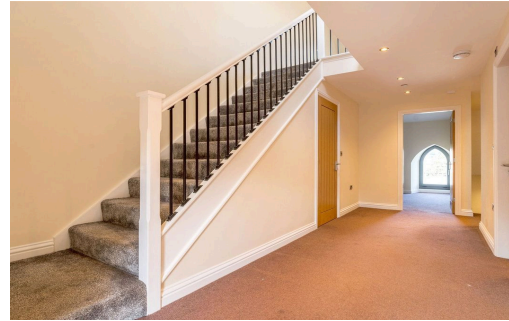
Guide Price £290,000

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 3  2  1  101 sq m



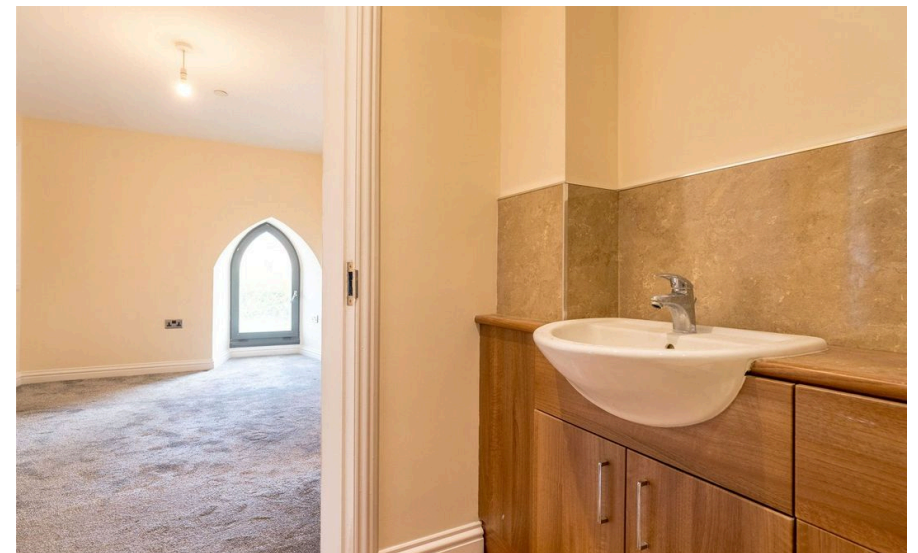
## About this property

This family home offers generous and versatile accommodation which is all in good condition throughout. Extending to around 1,094 Sq F / 101 Sq M, the property flows naturally from room to room over three principal floors. The ground floor comprises an entrance hallway, utility room with access out to the garden and a cloakroom/WC. A central staircase from the reception hallway leads to the first-floor landing which has 3 very comfortable bedrooms. Bedrooms 2 and 3 are supported by a family bathroom, whilst the master bedroom has a private en-suite shower room.

A further staircase leads to the top floor which offers a wonderful open plan kitchen/dining/sitting room with dual aspect windows providing an abundance of light. The kitchen area is fitted with an excellent range of modern wall and floor kitchen units and integrated appliances.

Externally, 4 Old Templars Hall offers a private courtyard to the rear of the property which is accessed through the utility room. Completing this generous property is 2 designated off-street parking spaces.

Old Templars Hall is positioned in the heart of Spittal which sits on the coastline of Berwick-Upon-Tweed. This scenic location is within a short walk to what is considered to be one of the best beaches in Northumberland, with stunning coastal views towards the east of Berwick's pier and lighthouse.

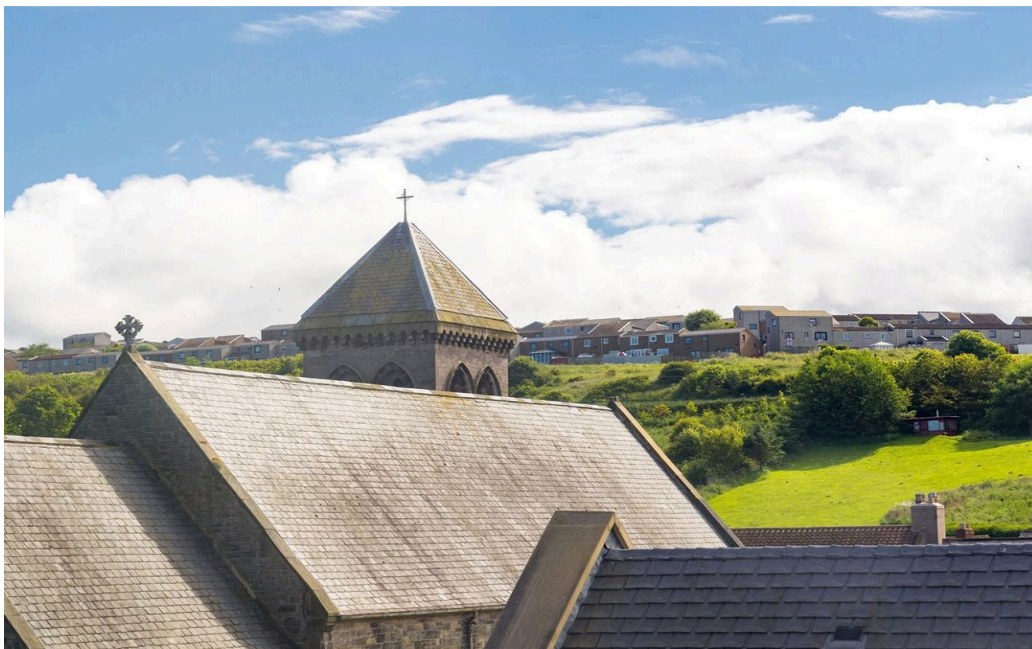


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## Plans

Approx. gross internal floor area  
**101 square meters**

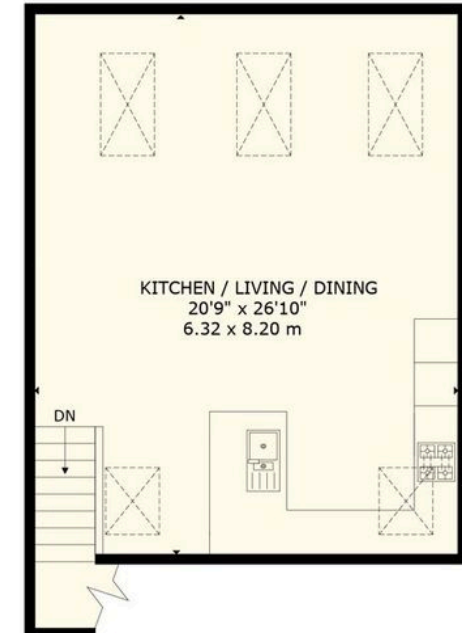
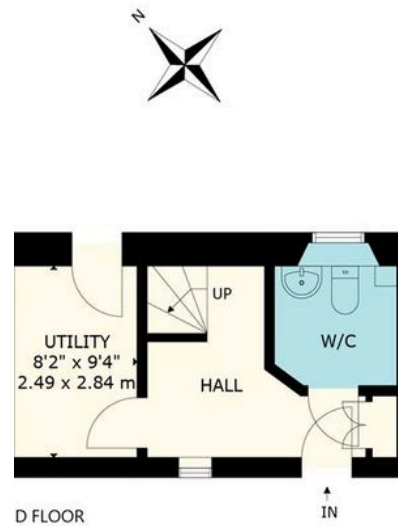
### Accommodation Comprises

Ground Floor:- Entrance Hall, Utility Room,  
Cloakroom/WC

First Floor:- Master Bedroom (En Suite), 2 Further  
Bedrooms, Family Bathroom

Second Floor:- Open Plan Kitchen/ Dining/ Sitting  
Room

Outside:- Private Parking, Secure Private Courtyard



4 OLD TEMPLARS HALL, TD15 1RG  
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 1,094 SQ FT / 101 SQ M  
All measurements and fixtures including doors and windows are  
approximate and should be independently verified.  
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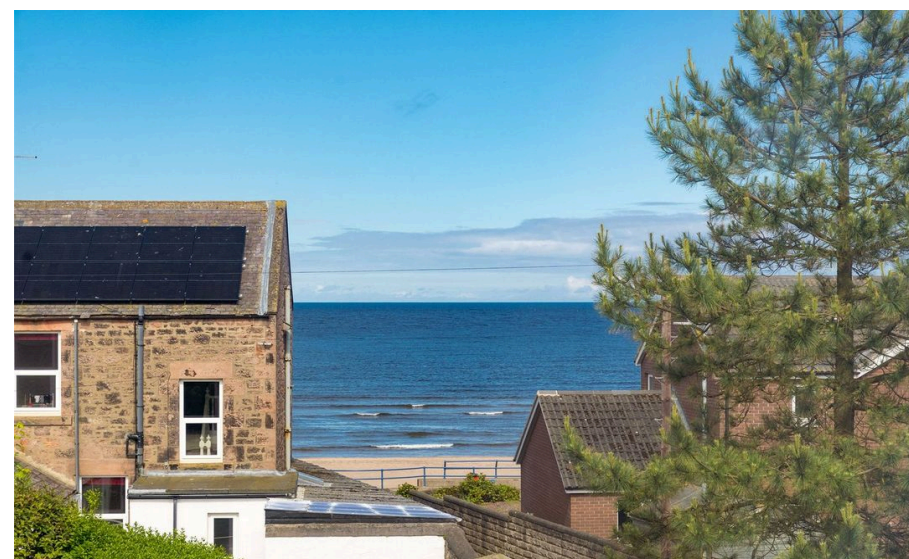
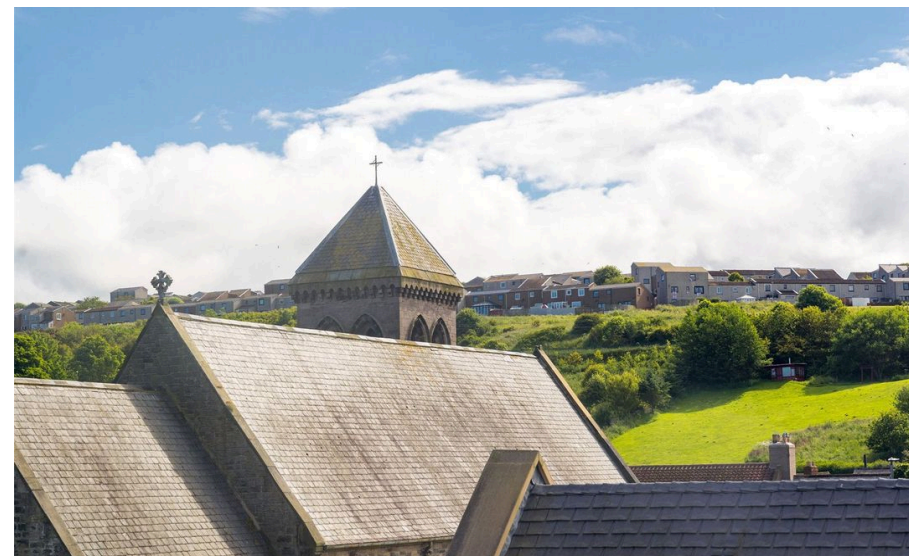
## Local Area

Old Templars Hall is positioned in the heart of Spittal which sits on the coastline of Berwick-Upon-Tweed. This scenic location is within a short walk to what is considered to be one of the best beaches in Northumberland.

The historic market town of Berwick-Upon-Tweed is known for its beautiful architecture and rugged coastlines with unspoilt beaches. The ancient town has an expansive range of amenities with five national supermarkets and local shops. The area offers schooling for all ages with an array of first schools, a local high school or alternatively the well-regarded private school Longridge Towers. Berwick also has a large selection of sports clubs, public houses, restaurants, cafes and the Maltings theatre and cinema.

The local area has an extensive range of popular attractions and activities including Berwick's Elizabethan walls, castle remnants and pier. Bamburgh Castle and Lindisfarne National Nature Reserve are within easy reach, as well as the Border towns of Coldstream, Kelso and Melrose. Country and sporting pursuits are widely available, including hill walking, salmon and trout fishing, riding, hunting shooting and scuba diving in the renowned Berwickshire Marine Reserve. Swimming, gym and indoor bowling facilities exist at the Swan Centre in Berwick-Upon-Tweed. There are several golf courses within a short drive, including Magdalene Fields in Berwick, Goswick, Eyemouth and The Hirsell Golf Club in Coldstream.

Berwick-Upon-Tweed offers a mainline railway station which has regular trains to Edinburgh, Newcastle and London. Both Edinburgh and Newcastle are sub one hour travel time and London is circa 3 hours and 45 minutes. There is also the A1 trunk road which bypasses the town and provides easy access to both north and south respectively.



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## Key Information

### Local Authority

Northumberland County Council

### Council Tax

Band = C

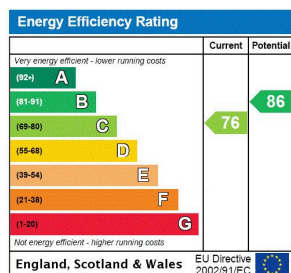
### Tenure

Freehold

### EPC

EPC

EPC Rating = C



### General Remarks

#### Listing

4 Old Templars Hall is not a listed building and does fall within a conservation area.

#### Services

- Mains gas, electricity, water and drainage.
- High speed broadband services are available.
- Internal Fire Sprinkler System

#### Local Authority

Northumberland Council

0345 600 6400

#### Internet Web Site

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[www.patonandco.com](http://www.patonandco.com) - [www.rightmove.co.uk](http://www.rightmove.co.uk) - [www.zoopla.co.uk](http://www.zoopla.co.uk) - [www.onthemarket.com](http://www.onthemarket.com) -

[www.primelocation.com](http://www.primelocation.com) - [www.s1homes.com](http://www.s1homes.com)



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Chloe Riva  
Paton & Co  
01289542400  
chloe@patonandco.com



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All successful bidders will be subject to third party proof of funding and AML (Anti Money Laundering) checks. These checks will consist of proof of address, proof of ID and proof of how the purchase is being funded. Please note there will be a charge of £25 + Vat per individual.

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3. Any error, omission, or misstatement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.

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