

HASTIN<sup>LEGAL</sup>&S

15A Lamberton

Manderley

15a Lamberton, Berwick-Upon-Tweed, TD15 1XB

Offers Over £410,000







Manderley; an exclusive detached bungalow commanding an elevated sea view; close to Berwick with excellent local commuter links, creating a rare combination of coast, country and convenience.





Located a short distance from Berwick Upon Tweed with great connectivity as well as convenient road and rail commuter links, Manderley is an exclusive detached bungalow. Lying within a sizeable wrap around plot, the elevated position commands impressive far reaching sea views with the gardens and principal rooms designed to capture the best of the picturesque setting.

The location is a perfect opportunity for those seeking tranquility whilst maintaining convenience with the bungalow being well suited to families couples or those specifically seeking ground level living

Having been lovingly cared for, the bungalow is available in excellent order with no onward chain; The well-proportioned and thoughtfully planned interior offering a practical layout and affording easy opportunities for a purchaser to make their own changes and add their own stamp should they wish to.

The principal rooms capture the best of the views, with the extensive lounge extending to the rear of the bungalow featuring floor to ceiling bay windows which frame the sea view perfectly. This room also connects directly to the extensive gardens via patio doors. A free flowing dining room or quiet sitting room extends off the lounge to provide an additional living space with the very well appointed kitchen beyond. Very well fitted with an extensive range of quality units, with ample worktop space, integral appliances and offering room for every day dining. A useful utility room adds additional practicality.

The bedroom accommodation lies privately along the hallway with a large master bedroom enjoying outlooks to the rear and the benefit of an en-suite shower room. Two further double bedrooms are served by the main family bathroom with each of the bedrooms also boasting good built in storage.

An integral double garage provides additional parking to the extensive wrap around driveway, whilst the gardens are neatly maintained with sea view creating a wonderful backdrop. Largely laid to lawn with established plantings and plenty of privacy, ideal for summer entertaining, young families or those seeking a garden space they can

landscape further.

## LOCATION

Lamberton Holdings is a small hamlet, located just a few miles north of Berwick. The elevated setting affords a wonderful sea view and offers easy links to the A1. Berwick Upon Tweed offers a comprehensive range of amenities and facilities including an east coast rail-line connection. The local school catchment is Eyemouth, offering both primary and secondary, whilst private schooling is also available at nearby Longridge Towers.

## HIGHLIGHTS

- Open Sea View
- Elevated Setting
- Large Gardens
- Excellent local connectivity and commuter links
- Sizeable interior in very good order
- Simple opportunities for modernisation

## ACCOMMODATION SUMMARY

Porch, Reception Hall, Lounge, Dining Room, Dining Kitchen, Utility Room, Master Bedroom with En-Suite Shower Room, Two Further Double Bedrooms and Bathroom. Integral Double Garage

## SERVICES

Mains water and electricity. Private drainage to septic tank. Oil central heating. Double glazing.

## COUNCIL TAX

Band F

## ENERGY EFFICIENCY

Rating D

## ADDITIONAL INFORMATION

All carpets, floor coverings and fitted window blinds will be included in the sale. Remote controlled electric garage door.

## TENURE

Freehold

## VIEWING

A virtual tour is available on Hastings Legal - YouTube. Please view this before booking a personal viewing. The Home Report can be downloaded from our website [www.hastingslegal.co.uk](http://www.hastingslegal.co.uk) or requested by email [enq@hastingslegal.co.uk](mailto:enq@hastingslegal.co.uk). Alternatively, or to request further information, call 01573 225999 - lines open 7 days a week including evenings, weekends and public holidays.

## MARKETING POLICY

Offers over £410,000 are invited and should be submitted to the Selling Agents, Hastings Property Shop, 28 The Square, Kelso, TD5 7HH, 01573 225999, Fax 01573 229888 or email [enq@hastingslegal.co.uk](mailto:enq@hastingslegal.co.uk). The seller reserves the right to sell at any time and interested parties will be expected to provide the Selling Agents with advice on the source of funds with suitable confirmation of their ability to finance the purchase.

All measurements are approximate and are taken at the widest point. Whilst these particulars have been carefully prepared, no guarantee is given as to their accuracy and they shall not form part of any contract to follow hereon.



