



HOLBURN MILL, LOWICK,
BERWICK UPON TWEED, NORTHUMBERLAND TD15 2UL





Holburn Mill offers a fantastic 'lifestyle' opportunity for those buyers seeking a period family home with stunning gardens and land; a one bedroom self-contained cottage currently used as a successful holiday let, and further development potential for an additional one bed roomed cottage in the existing storeroom. The Grade II listed former Corn Mill offers a stylish mix of contemporary and traditional living, with the original Mill machinery and workings retained and incorporated into the conversion. The Mill is set in approx. 8 acres of gardens, pasture and woodland with the attractive Hetton Burn running alongside.

Holburn Mill - Ground floor: Hallway with original mill wheel and workings | Home office/bedroom three | Utility room | Sitting room with wood burning stove | Bedroom four | Shower room/wc | Workshop with planning permission granted in 2016 to convert into a hobby room (16/03494/FUL) | First floor: Fabulous open plan living area and kitchen with the original mill workings | Second floor: Master bedroom | Ensuite bathroom/wc | Bedroom two | Shower room/wc.

The Cottage and Cartshed - A charming one bedroom holiday cottage | Sitting room | Fitted kitchen | Bedroom | Bathroom/wc | Garden overlooking Hetton Burn | Cartshed/Garage with timber doors.

The Storeroom - An attractive stone building comprising two rooms, with planning permission granted in 2014 to convert into a one bedroom holiday cottage (13/03007/FUL).

The Mill conversion has retained lovely traditional features including stone flagged and wood floors, exposed beams to vaulted ceilings, cast iron radiators, wood burning stoves, and a 'Sandyford' range cooker in the kitchen. Externally, there is a beautiful walled kitchen garden, formal lawns, fruit trees, and herbaceous beds, with further land and woodland. Holburn Mill lies in beautiful countryside between the Northumberland heritage coastline and the Cheviot Hills. Berwick upon Tweed, 13 miles to the north, with its mainline East Coast railway station, has regular links to Edinburgh, Newcastle and London's Kings Cross. The villages of Lowick (3 miles) and Belford (6 miles) offer local shops and amenities, as well as pubs and state/primary schooling. Private schooling is available at Longridge Towers near Berwick.

Services: Mains electricity, solar panels (16 panels/4k/W system), private water and drainage, oil fired central heating | Tenure: Freehold | Council Tax Band: G | EPC: C

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GUIDE PRICE £695,000





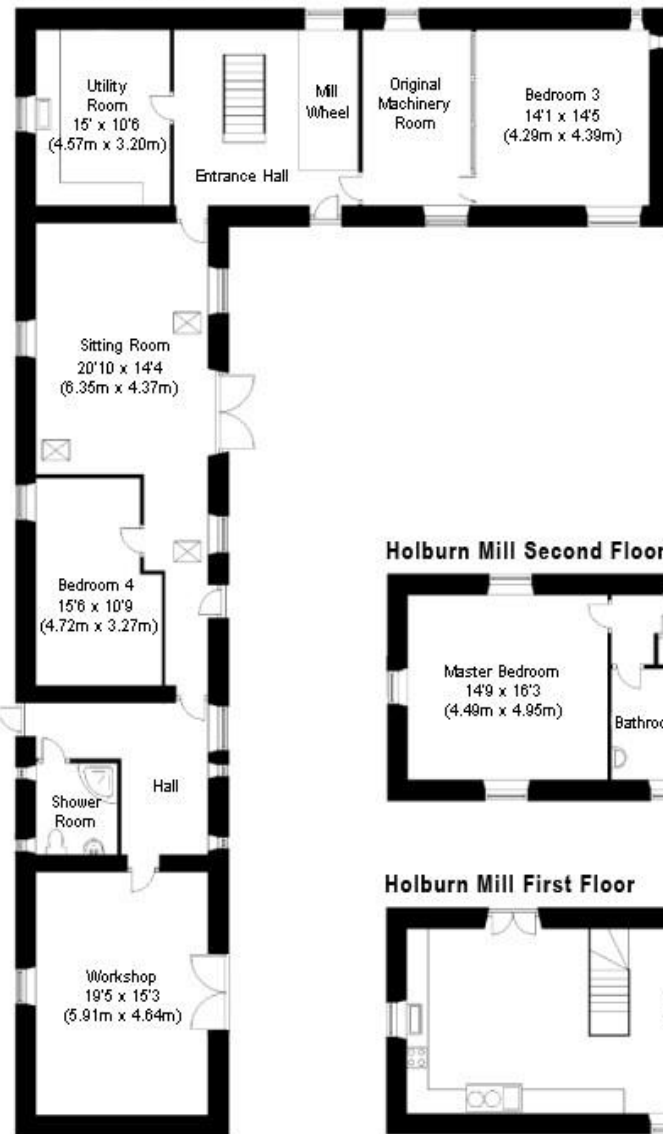
HOLBURN MILL







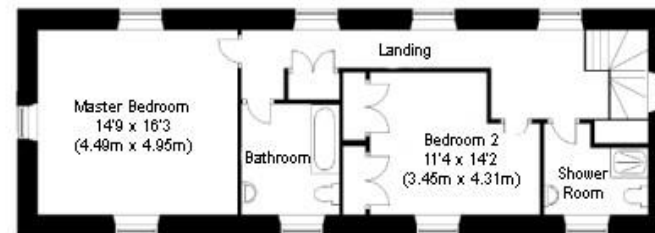
Holburn Mill Ground Floor



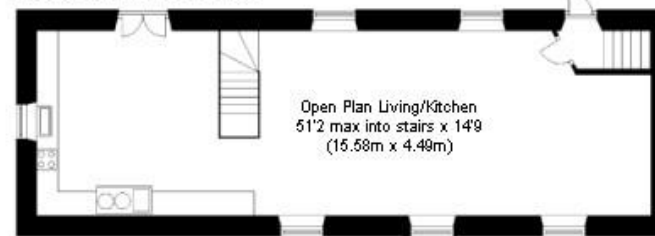
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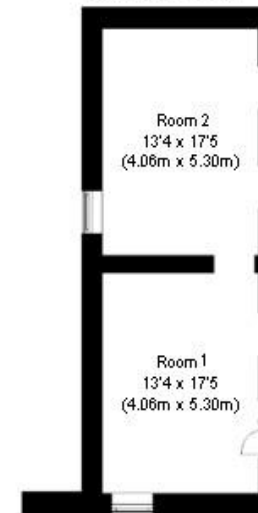
Holburn Mill Second Floor



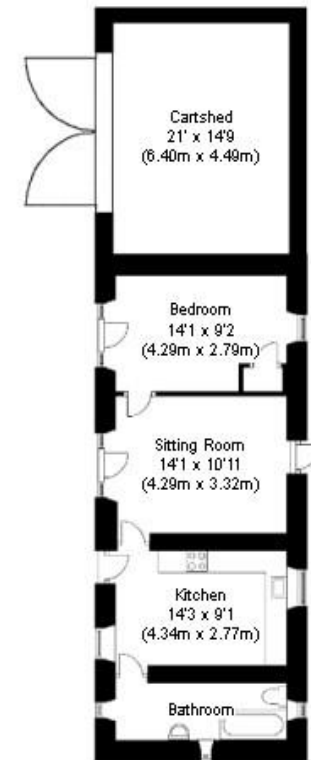
Holburn Mill First Floor



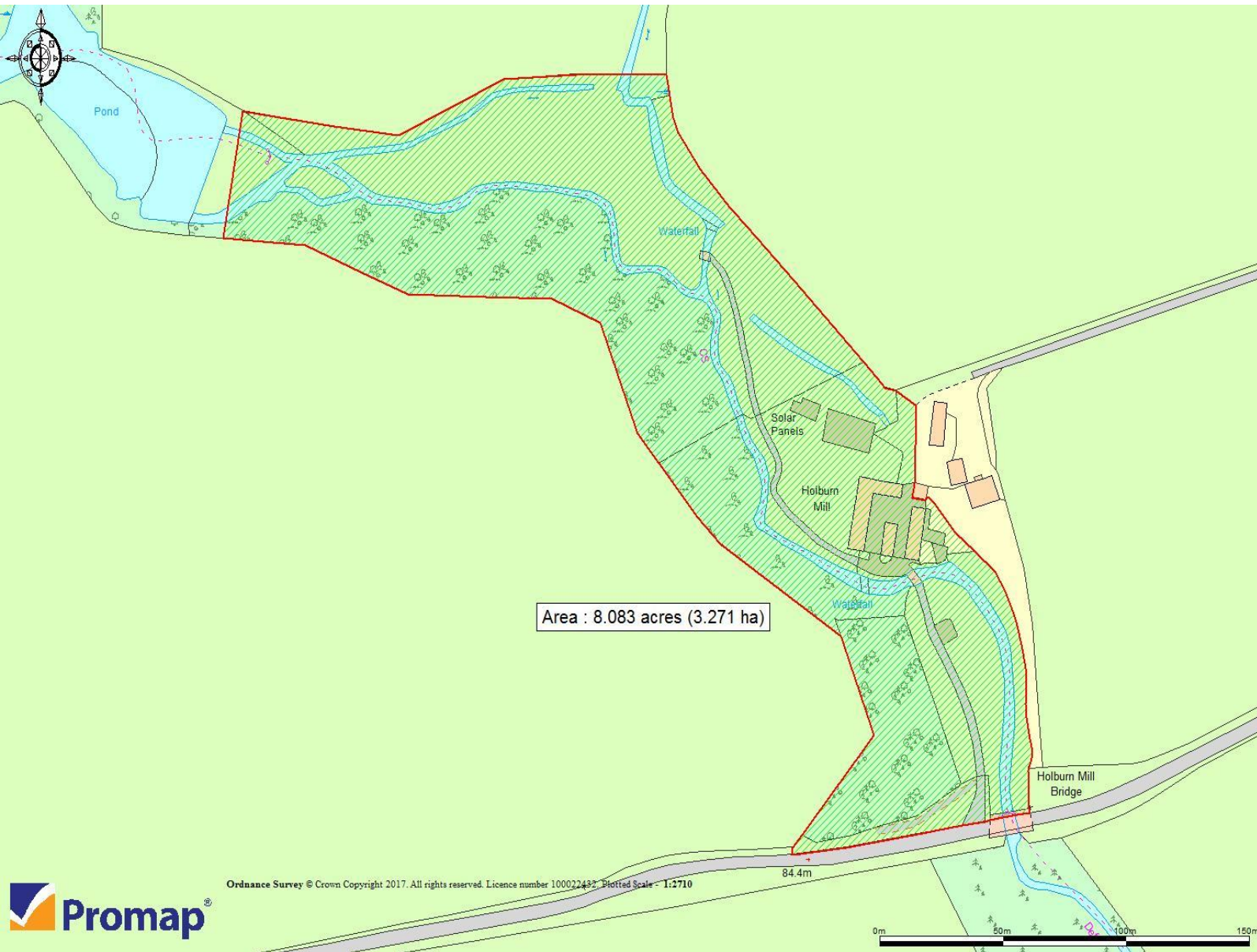
The Storeroom



**The Cottage
and Cartshed**



Not to scale. For identification only



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