





Embleton House 78 Shielfield Terrace

Tweedmouth, Berwick-upon-Tweed, TD15 2EE

Offers In The Region Of £495,000

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This beautifully presented detached Victorian house offers an attractive blend of charming period features and modern living, creating a wonderful family home in a desirable setting. The property has been tastefully maintained throughout and provides spacious, ready to move into accommodation, benefiting from double glazing and gas central heating.

The property is entered through a vestibule leading to a welcoming entrance hall, featuring an elegant carved staircase.

The ground floor provides excellent living space, including a generous lounge and sitting room, both with a bay window and attractive open coal fireplaces and a formal dining room, ideal for family living and entertaining. At the rear of the house is a cloakroom and a well appointed kitchen/breakfast room, fitted with an excellent range of shaker style units and appliances and a door giving access to a useful utility room.

The first floor offers four bedrooms, three of which are spacious double rooms, while the fourth bedroom is currently used as a home office. This level also benefits from a shower room and a large family bathroom.

Outside, the enclosed rear garden provides a peaceful and private outdoor space, perfect for relaxing or entertaining. The garden also includes an external office/gym, a summerhouse, lawned areas, and ample driveway parking. A particularly valuable feature of the property is the self contained detached one bedroom dwelling, which offers excellent potential for guest accommodation, multi-generational living, or a holiday let.

Combining character, space, and versatility, this impressive Victorian home represents an ideal purchase for buyers seeking a distinctive and comfortable family property.

Early viewing is highly recommended, contact our Berwick-upon-Tweed office to arrange an appointment.







Vestibule
4'6 x 4'9 (1.37m x 1.45m)
Entrance door at the front giving access to the vestibule which has a tiled floor and a glazed door to the entrance hall.

Entrance Hall
18'7 x 7' (5.66m x 2.13m)
An inviting entrance hall with a wooden carved staircase leading to the first floor landing with a built-in understairs cupboard. Sanded wooden flooring, coving on the ceiling, a central heating radiator and a glazed door to the rear hall.

Lounge
19'8 x 13'1 (5.99m x 3.99m)
A stunning reception room with a bay window at the front, coving on the ceiling and an ornate ceiling rose. The lounge has sanded wooden flooring and attractive marble open coal fireplace with a tiled inset in hearth. Built-in shelved storage cupboards either side of the fireplace. Central heating radiator.

Sitting Room
15'9 x 13'1 (4.80m x 3.99m)
A well proportioned reception room with an attractive inglenook marble fireplace with a log burning stove sitting on a tiled hearth. Bay window at the front, coving on the ceiling, sanded wooden flooring and a central heating radiator.

Dining Room
12' x 11'1 (3.66m x 3.38m)
With ample space for a table and chairs the dining room has sanded wooden flooring and the original caste iron fireplace with a shelved cupboard at the side. Window at the rear with working shutters, covering on the ceiling and a central heating radiator.

Rear Hall
3'4 x 8'2 (1.02m x 2.49m)
With a glazed entrance door at the side of the house.

Cloakroom
4'6 x 5'8 (1.37m x 1.73m)
Fitted with a white two-piece suite which includes a wash hand basin with a vanity unit below and a toilet. Medicine cabinet and a frosted window at the rear.

Kitchen/Breakfast Room
16' x 15'1 (4.88m x 4.60m)
Fitted with a superb range of cream shaker wall and floor units which incorporates glass display cabinets, a plate rack and ample granite effect worktop surfaces with a tiled splashback. Integrated fridge and freezer, a built-in double oven, four ring ceramic hob with a cooker hood above. Stainless steel sink and drainer, a built-in shelved storage cupboard and a wall mounted electric log effect fire. Double window at the rear and a central heating radiator.

Utility Room
6'9 x 14' (2.06m x 4.27m)
Fitted with a range of wall and floor oak units with marble effect worktop surfaces. Plumbing for an automatic washing machine and space for a tumble dryer. Central heating radiator and a window at the side.

First Floor Landing
8'6 x 7' (2.59m x 2.13m)
Window at the rear on the staircase and two central heating radiators.

Bedroom 1
12'6 x 13'2 (3.81m x 4.01m)
A large double bedroom with coving on the ceiling, a window at the front and a sanded wooden floor. Attractive fireplace with a timber surround, a tiled inset and hearth and a built-in storage cupboard at the side of the fireplace.

Bedroom 2
12'2 x 11'1 (3.71m x 3.38m)
A good sized double bedroom with coving on the ceiling, a window at the front, a central heating radiator and a wooden sanded floor.





Bedroom 3
11'4 x 11'1 (3.45m x 3.38m)
A double bedroom with a window at the rear with a central heating radiator below. Sanded wooden flooring and coving on the ceiling.

Bedroom 4
8'6 x 7' (2.59m x 2.13m)
Currently been used as an office, however, it would make a single bedroom with a window at the front. Central heating radiator, a wooden sanded floor and a built-in double wardrobe and storage cupboards.

Shower Room
4'7 x 4'4 (1.40m x 1.32m)
Fitted with a modern white three-piece suite which includes a toilet, a wash hand basin with a medicine cabinet above and a corner shower cubicle.

Bathroom
12' x 8'3 (3.66m x 2.51m)
A large family bathroom fitted with a quality white suite, which includes a bath with a shower and curtain above, a toilet and a wash hand basin with a medicine cabinet above. Window at the rear, a central heating radiator and recessed ceiling spotlights. Heated towel rail and a built-in shelved linen cupboard

Outside Office
10'2 x 10'5 (3.10m x 3.18m)
This multifunctional room could either make a gym or an office, it has double French doors at the rear, a window at the side and lighting and power connected.

The Old Stable

Living Room
9'7 x 8'1 (2.92m x 2.46m)
Entrance door giving access to the living room, which has a window at the front and an electric heater and two double wall lights. Door to the kitchen.

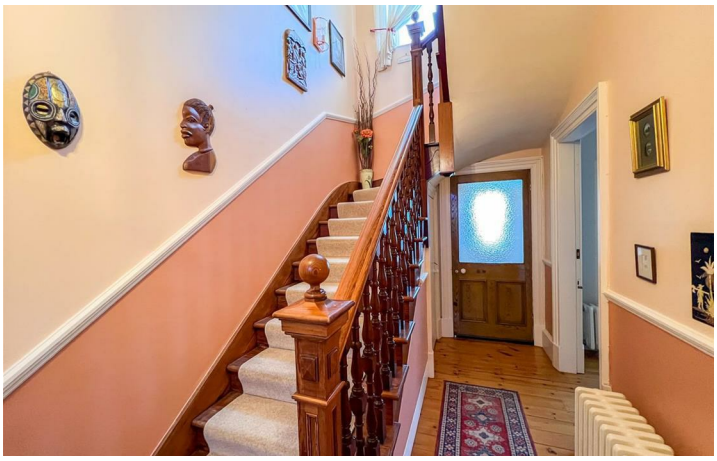
Kitchen
4'8 x 8'1 (1.42m x 2.46m)
Fitted with a range of oak wall and floor units with granite effect worktop surfaces, the kitchen has a built-in glass display cabinet and a plate rack, a stainless steel sink and drainer and plumbing for an automatic washing machine. Light tunnel.

Bedroom
9'8 x 7'7 (2.95m x 2.31m)
A double bedroom with and entrance door at the front and a window at the side. Electric heater and two double wall lights over the bed position.

Shower Room
4'9 x 7'8 (1.45m x 2.34m)
Fitted with a quality white three-piece suite which includes a double shower cubicle, a toilet and a wash hand basin with a shaver light and socket above. Wall fan heater and a light tunnel.

Gardens
Garden at the front and a large enclosed garden at the rear which are laid to lawns, flowerbeds and shrubberies and a summerhouse. There is a driveway offering ample 'off road' parking for a number of vehicles.

General Information
Partial double glazing.
Full gas central heating.
All mains services are connected.
Council tax band D.
Tenure-Freehold.
All fitted floor coverings are included in the sale.
All fitted blinds are included in the sale.




















CALZEDONIA








THE OLD STABLE



TOTAL FLOOR AREA : 1953 sq.ft. (181.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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