

# The Stables, Marygate, Holy Island, Northumberland, TD15 2SD

Total area: approx. 147.1 sq. metres (1583.7 sq. feet)



Energy Efficiency Rating: D

#### Internet Web Site:

This property and other properties offered by Rettie South LLP can be viewed on our website at [www.rettie.co.uk](http://www.rettie.co.uk) as well as our affiliated websites at [www.rightmove.co.uk](http://www.rightmove.co.uk), [www.onthemarket.com](http://www.onthemarket.com), and [www.tlo.co.uk](http://www.tlo.co.uk).

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The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes whether contained in the title deeds or informally constituted and whether or not referred to above.

#### Particulars and Plans:

These particulars and plan are believed to be correct but they are in no way guaranteed. Any error, omission or misstatement shall not annul the sale or entitle any party to compensation nor in any circumstances give grounds for action at law.

#### Misrepresentations

1. The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor Rettie South LLP, the selling agent, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent.

2. The Purchaser(s) shall be deemed to acknowledge that he has not entered into contact in reliance on the said statements, that he has satisfied himself as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property.

3. Any error, omission or mis-statement 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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3. All descriptions or references to condition are given in good faith only. Whilst every endeavour is made to ensure accuracy, please check with us on any points of especial importance to you, especially if intending to travel some distance. No responsibility can be accepted for expenses incurred in inspecting properties which have been sold or withdrawn.



Rettie Berwick LLP  
50 Hide Hill, Berwick upon Tweed  
Northumberland  
TD15 1AB  
Tel: 01289 305 158

Edinburgh  
Glasgow

Melrose  
Berwick-upon-Tweed

Newcastle upon Tyne  
London



THE STABLES COFFEE SHOP & APARTMENT | MARYGATE | HOLY ISLAND | NORTHUMBERLAND

# THE STABLES COFFEE SHOP & APARTMENT, MARYGATE, HOLY ISLAND, NORTHUMBERLAND

The Stables Coffee Shop is situated in an excellent position next door to The Lindisfarne Heritage Centre on the beautiful Holy Island of Lindisfarne, renowned for its unique situation off the North East Coast. Holy Island is in a conservation area forming part of the Northumberland Coastal Area of Outstanding Natural Beauty and the North Northumberland Heritage Coast.

## Distances:

Edinburgh 60 mls, Newcastle 60 mls, Berwick upon Tweed railway station 15 mls (all distances are approximate)

**Type of Property:** Detached Stable Conversion constructed in the mid to late 1800's and converted to a coffee shop/flat in the 1980's. In recent years it has been completely renovated to include a loft conversion with stunning sea views.

**Exterior:** Beautiful Walled Garden with mature shrubs and flower beds. Seating for circa 30 covers. Rear yard with two timber storage sheds.

**Other:** The property is equipped with mains electricity and water and is connected to the main drainage system. It has double-glazing, oil central heating, (oil tank was renewed in 2017). To the rear is a store/utility with plumbing for automatic washing machine and outside tap.

## Accommodation Comprises:

**Ground Floor:** Open Plan Café area with fully equipped catering kitchen to the rear. Wash room facilities with assistance rail. Double doors to café garden.

**First Floor:** Large landing area with staircase to upper floor. Sitting room with views over the sea, harbour and Holy Island Castle.

**Bedroom One:** Substantial double bedroom with fitted wardrobes.  
**Bathroom:** Large bathroom with three piece suite and double shower.

**Second Floor:** Landing/storage area, and two double bedrooms. The larger of the two has stunning sea views, window seat and sitting area.

**Exterior:** Beautiful walled garden with seating for circa 30 covers. Rear yard with two timber sheds and also houses the oil tank.



#### Description:

The Stables has been trading very successfully as a Coffee Shop/Restaurant under the current owner for 17 years and prior to that with the previous owner for 18 years making it a well-established venue with many repeat and regular customers. It is now reluctantly being placed on the market due to retirement.

Internally: The ground floor consists of a pretty tea-room providing circa 28 to 30 covers. There is a large washroom/WC with assistance rail, double glazed window. To the rear is a large recently renovated, very well equipped catering kitchen fully stocked with equipment, crockery and cutlery. Large understairs storage cupboard. Rear door leading to:

Staircase to landing area:

#### First Floor:

Large Bathroom with three piece suite and double freestanding shower cubicle. Two large storage cupboards, feature full-length radiator mirror, double glazed window.

Bedroom One: Large double bedroom with built in wardrobes, double glazed window, door to bathroom (ensuite/Jack and Jill) and door to hall.

Substantial Lounge: With beamed ceiling and window seat, stunning sea views, overlooking the iconic Holy Island Castle and the Farne Islands. Lovely light room, new double glazed timber window.

Spacious Hall with staircase to upper conversion:

#### Second Floor:

Spacious landing area with storage.

Bedroom Two: Large double bedroom with separate sitting area faces to the front. It has a large window seat overlooking stunning sea views, Holy Island castle, the Farne Islands and the harbour, with Bamburgh Castle to the distance.

Bedroom Three: Double bedroom with two large velux windows overlooking the mainland to the Cheviots with capturing beautiful sunsets (featured on Hidden Northumberland).

#### Outside:

Beautiful Walled Garden with mature shrubs and flower beds. Seating for circa 30 covers. Rear yard with two timber storage sheds. To the rear is a store/utility with plumbing for automatic washing machine and outside tap.

Trading Information: Trading Accounts will be available to interested parties.

#### Tenure:

The Stables Coffee Shop property is freehold. Should you proceed with the purchase of this property, these details must be verified by your solicitor.

#### Situation:

The Stables Coffee Shop is situated in an excellent position next door to The Lindisfarne Heritage Centre on the beautiful Holy Island of Lindisfarne. Both an island and a picturesque village, Holy Island carries a wealth of history, being home to the iconic Lindisfarne Castle, Priory, parish church and harbour as well as its historic pedigree, the island is also home to an abundance of wildlife and is famed as a venue for birdwatchers. The Island attracts in excess of 700,000 visitors a year.

The village offers a wide range of amenities, including local schooling up to the age of 9.

The property is located circa 14 miles south of the market town of Berwick-upon-Tweed, which offers an excellent range of facilities and amenities with a good selection of local and national shops and Supermarkets including M&S, Tesco, Homebase, and Currys-PC World to name a few. Berwick also has a wealth of cafes and restaurants with the Maltings Theatre & Cinema offering a wide choice of top class entertainment. In addition, there is a good choice of doctors and dental surgeries, as well as the local hospital.

The A1 trunk road provides easy, commutable access to Newcastle upon Tyne and Edinburgh, whilst Berwick's mainline train station offers quick and effective transport up and down the East Coast of the country.

Edinburgh and Newcastle upon Tyne international airports are both just over an hour's drive from the property.

#### GENERAL REMARKS:

##### Services:

The property is equipped with mains electricity and water and is connected to the main drainage system. It has double-glazing, oil fired central heating, and the oil tank was replaced in 2017.

##### Local Authority:

Northumberland County Council  
Telephone: 01289 330044.

##### Business Rates:

The property is registered for small business rate relief. The apartment is assessed to council tax band A.

