

Utopia-2 Show Lodge

Barmoor Castle Country Park



The Property being offered for sale presents a rare opportunity to acquire a beautiful show home situated on the tranquil country park with a stunning vista. The panoramic views from the lounge, right towards the sea and left to the Scottish Borderland north of the River Tweed are truly breathtaking. In the words of one of our visitors "A sunset at Barmoor is a spectacle" and this showhome has "frontseat" views.

A holiday home at Barmoor, offers space, peace and tranquillity in a truly historic location. This is where English Kings rested with their armies on their travels northward, nestled safely in the beautiful Border countryside. The Lamb family have built, created and run this bespoke park to create an environment where people can relax, enjoy life and be happy in a restful place with a friendly atmosphere.

The park is located midway between Holy Island, The Cheviots and the River Tweed. Gods own country for walking, golfing, fishing and ornithology.



price: **£155,000**

Description

Hall

A spacious entrance having a double door cloakroom and a walk-in storeroom with boiler and washer/dryer. Access into the loft area, and two radiators.

Spacious Open Plan Living Area

Large open plan room with superb views across the Borders, with French Doors and eight windows on three sides. The Lounge area includes a two and a three seater leather sofa, coffee table and feature fire place plus an intergrated audio system. The dining area features a table, four chairs and a sideboard. The contemporary kitchen includes, oven, hob and extractor, integrated fridge freezer, dishwasher and an island unit with draws and cupboard space.

Bedroom One

A spacious double bedroom with ensuite and walk-in wardrobe, bedside tables, dressing table, radiator, tv and telephone points.

Bedroom Two

A double room designed for two single beds and bedside table, dressing table and wardrobe.

Family Bathroom

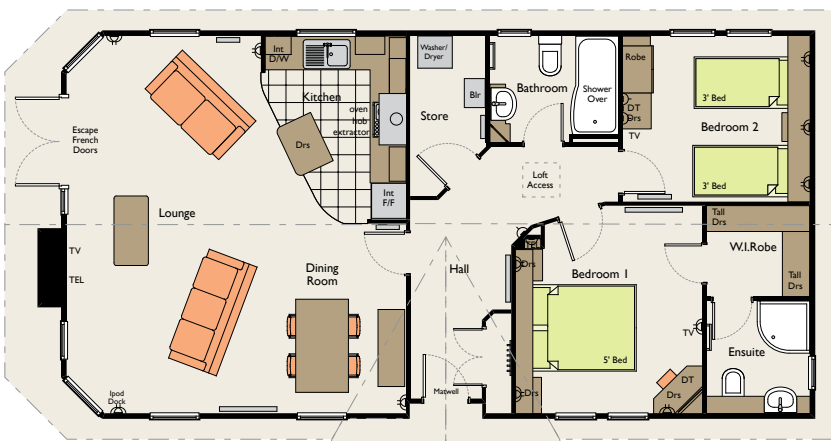
Fitted with a vanity sink with useful storage, corner unit, bath with overhead shower unit, heated towel rail and extractor fan.

Balcony

The French Doors and the main entrance both access the timber balcony which wraps around the three sides of the home.



Floorplan and Dimensions



Overall Size 13.01x6.70 (42'8" x 22')

Lounge	3.35x6.55 (11'0" x 21'6")
Dining	2.32x3.29 (7'7" x 10'10")
Hall	1.00x3.69 (3'4" x 12'1")
Kitchen	2.44x3.19 (8'0" x 10'6")
Bathroom	2.22x1.84 (7'3" x 6'1")
Ensuite	1.77x1.94 (5'10" x 6'4")
Bedroom 1	3.03x3.60 (10'0" x 11'10")
Bedroom 2	3.23x2.88 (10'7" x 9'6")
Study	1.94x1.89 (7'1" x 6'3")
W.I.Robe	1.77x1.60 (5'10" x 5'3")

Barmoor Castle and Surrounding Area

Goswick Links Golf Course, where the British Open Northern Qualifiers are held, is within ten minutes drive of the park. Other golf courses within a short drive include The Hirsell at Coldstream, Magdalene Fields at Berwick, Wooler, Bamburgh and Seahouses. The famous East Lothian golf courses of Gullane and Muirfield are within an hours drive of the park.

If walking is your pastime, there are a wealth of coastal and hill walks to enjoy. The coastline between Berwick and Amble offers some of the most spectacular scenery in the country, punctuated with castles, sandy beaches and harbour villages. Within eight miles of the park you can join some of the routes that run through the impressive hills of the Cheviots within Northumberland's National Park, or begin the Pennine Way at Yetholm.

For those who like to spend leisure time fishing there are both sea and river fishing opportunities in this area. The Rivers Tweed, Till and Whiteadder are all within a short distance of Barmoor and world famous for river fishing. Sea fishing can be organised from Berwick, Eyemouth or Seahouses all within a short drive of the park.

If history and archeaology is of interest to you, Barmoor is an ideal location to spend leisure time. Barmoor Holiday Home owners are able to join in with the ongoing research around the Flodden Eco museum

sites and participate in Field Walking, "digs" and metal detecting. Learn new skills, make new friends and discover the past in England's first museum, "without walls."

Berwick on Tweed is eight miles away with many shopping amenities, sport and gym facilities and access to main line east coast rail network. This border town is midway between Edinburgh and Newcastle and only 40 min train journey to either cities. London approx four hours by train. For clients who wish to own a holiday retreat in this border area and leave a car at the lodge, travel from the south can be so easy by rail or air (airports at both Newcastle and Edinburgh).

An afternoon's drive can lead you through the famous border towns of Kelso, Hawick, Melrose, Galashiels and Jedburgh. You can go southwards and spend an afternoon in the market town of Alnwick famous for its Garden and Castle.

Barmoor's location means that whatever your interest, there is something not too far away and then retreat back to a luxurious lodge to relax in peace and tranquility. Only by visiting this park can you appreciate the space between holiday homes and the unique layout of the pitches.



Further Information

Please Contact Ann at **Barmoor Castle on: 01289 388376** for further information regarding service charges, utilities and viewing arrangements.

