



1 King Edward View, Halidon Hill - TD15 1WH

Guide Price £675,000

**PATON & CO**

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# 1 King Edward View

Halidon Hill, Berwick-Upon-Tweed

Enjoying an enviable elevated position, 1 King Edward View is a spacious and beautifully presented family home with breathtaking panoramic views.

- Outstanding Panoramic Views
- Five Double Bedrooms
- Spacious Open Plan Living
- Balcony Enjoying Far-Reaching Views
- Landscaped Front & Rear Gardens
- Private Driveway & Double Garage
- Exclusive Halidon Hill Location

## Accommodation Comprises

Ground Floor - Entrance Vestibule, Open Plan Dining Kitchen with Sitting Area, Office/Piano Room, Double Bedroom (En Suite), Utility Room, Family Bathroom

First Floor – Sitting Room, Principal Bedroom (En-Suite & Built In Wardrobes), Two Further Bedrooms, Family Bathroom, Linen Cupboard.

Garden & Grounds – Private Drive x 2, Double Garage, Front and Rear Gardens, Patio Area, Balcony with Roof Terrace.



## Property Description

1 King Edward View is an impressive five-bedroom family home, occupying a prime position on Halidon Hill with superb southerly panoramic views over the River Tweed, the Northumbrian coastline, and the rolling countryside of the Scottish Borders and North Northumberland. Forming part of an exclusive converted barn development, the property is beautifully presented throughout and offers spacious, versatile accommodation over two principal levels.

The accommodation flows naturally, with the heart of the home being the impressive open plan dining kitchen and sitting area. Designed for modern family living, this exceptional space is flooded with natural light, while doors open directly onto the rear garden, perfectly framing the spectacular far-reaching views. The well-appointed kitchen features a range of integrated appliances, generous worktop space and a central island, creating an ideal setting for everyday living and entertaining.

The ground floor also comprises a welcoming entrance hallway, a versatile family room currently used as a home office/piano room with fitted double wardrobes, a generous double bedroom with en suite shower room, a contemporary family bathroom and a practical utility room.

A staircase leads to the first-floor landing, where the impressive sitting room takes full advantage of the outstanding setting, with doors opening onto a balcony with a glass balustrade, providing the perfect place to enjoy the panoramic views. The principal bedroom enjoys the same stunning outlook and benefits from fitted wardrobes and a stylish en suite shower room. Two further well-proportioned double bedrooms are served by a contemporary family bathroom.

Externally, the property enjoys beautifully maintained gardens to the front and rear. The front garden is laid mainly to lawn with well-stocked flower beds and a driveway providing off-street parking.

To the rear, the generous garden has been thoughtfully landscaped with a large patio, ideal for outdoor dining and entertaining, together with a lawn, attractive flower beds, a further driveway providing additional parking and a detached double garage.







## General Remarks

### What3words

<https://w3w.co/nests.cable.photos>

### Tenure

Freehold

### Council Tax

Band F

### Energy Efficiency Rating

Band C (75)

### Local Authority

Northumberland County Council

### Services

Oil central heating

Mains electricity and water.

Private drainage- septic tank

Fibre broadband services available

EV Car Charger

### Fixtures and Fittings

All fitted carpets, curtain poles, blinds, most light fittings and integrated appliances form part of the sale.

### Listing and Conservation

1 King Edward View is not listed nor does it lie within a conservation area.

### Agents Note

There is a restrictive covenant on 1 King Edward View that means you cannot use the property as a holiday let.











## Area Insights

King Edward View lies in an elevated position approximately two miles north of Berwick-upon-Tweed, with one of the most outstanding views in Northumberland, with open southerly views over Berwick-upon-Tweed, the River Tweed, the Cheviot and Eildon Hills.

Berwick Upon Tweed is known for its stunning historical architecture and local access to scenic coastal walks. The ancient market town has an expansive range of amenities with five national supermarkets and local shops. The area offers schooling for all ages including Longridge Towers, a well-regarded private school. Berwick also has a large selection of leisure and sports clubs, public houses, restaurants, cafes and the Maltings theatre and cinema.

The local area has an expansive range of popular attractions and activities including Berwick's rugged coastlines of unspoilt beaches. Berwick's historical walls are within a few minutes walking distance while Bamburgh Castle and Lindisfarne National Nature Reserve are within easy reach.

Country and sporting pursuits are widely available including hill walking, salmon and trout fishing, riding, hunting, shooting and scuba diving in the renowned Berwickshire Marine Reserve. Swimming, gym and indoor bowling facilities exist at the Berwick Sports & Leisure Centre. There are several golf courses within a short drive including Magdalene Fields in Berwick, Goswick and Eyemouth.

King Edward View offers simple links to Edinburgh, Newcastle-Upon-Tyne and even London. Berwick's east coast mainline train station offers a regular service up and down the country with London only being a 3 ½ hour journey. The A1 trunk road provides easy commutable access to both Edinburgh and Newcastle.

## Distances

Berwick Train Station 2 miles, Duns 14 miles, Bamburgh 22 miles, Kelso 25 miles, North Berwick 39 miles, Edinburgh City Centre 57 miles, Newcastle 63 miles. (distances are approximate).



## Useful Links

Longridge Towers School - <https://lts.org.uk>

The Maltings - <https://www.maltingsberwick.co.uk/?FromMobile=1>

Berwick Museum - <https://museumsnorthumberland.org.uk/berwick-museum-art-gallery>

Berwick Castle - <https://www.english-heritage.org.uk/visit/places/berwick-upon-tweed-castle-and-ramparts>

Berwick Train Station - <https://www.lner.co.uk/the-east-coast-experience/our-stations/berwick-upon-tweed-station>

Berwick Food & Beer Festival - <https://www.berwickfoodandbeerfestival.co.uk/>

Established Annual Film Festival - <https://info@bfmaf.org>

Berwick Literary Festival (since 2014) - <https://berwickliteraryfestival.com>

Berwick Sports and Leisure Centre - <https://www.activenorthumberland.org.uk/Centres/Swan-Centre.aspx>

Paxton House - <https://paxtonhouse.co.uk>

The Lowry Trail - <https://www.visitberwick.com/what-to-do/the-lowry-trail/>

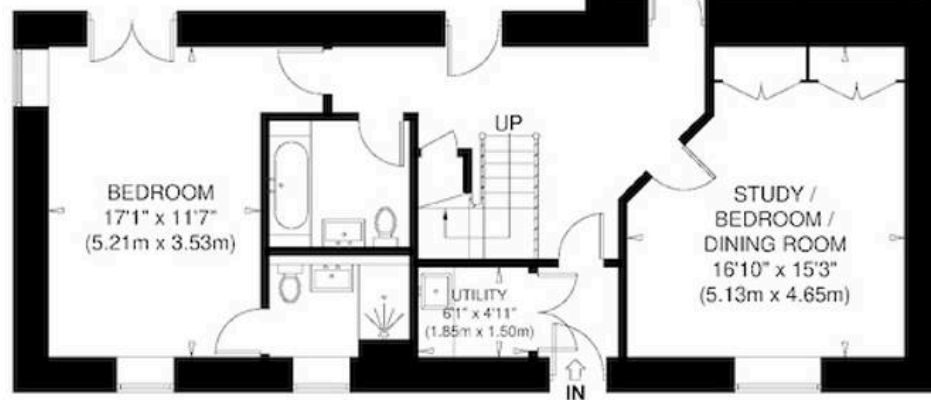
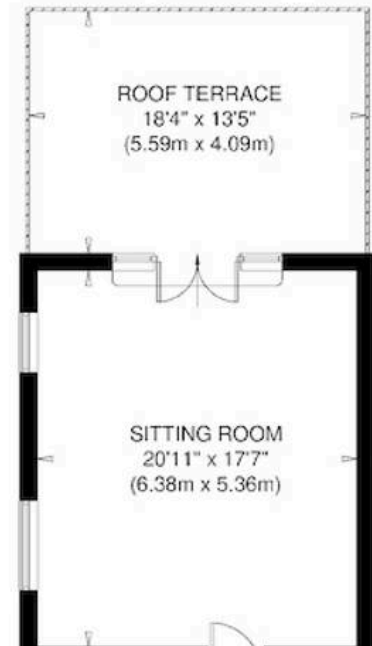
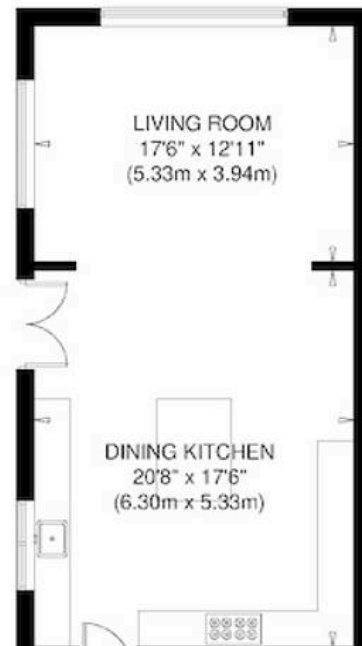
Atelier Café - <https://www.atelier.cafe>

Northern Edge Coffee - <https://www.northernedgecoffee.co.uk/>

Berwick Barracks Cinema - <https://www.maltingsberwick.co.uk/in-berwick/the-living-barracks/>



GARAGE  
GROSS INTERNAL  
FLOOR AREA 35.2 SQ M / 379 SQ FT



GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 134.8 SQ M / 1451 SQ FT



FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 112.8 SQ M / 1214 SQ FT

KING EDWARD VIEW  
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA = 247.6 SQ M / 2665 SQ FT  
GARAGE = 35.2 SQ M / 379 SQ FT  
TOTAL = 282.8 SQ M / 3044 SQ FT

All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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### **Compliance**

All successful bidders will be subject to third party proof of funding and AML (Anti Money Laundering) checks. These checks will consist of proof of address, proof of ID and proof of how the purchase is being funded. Please note there will be a charge of £25 + VAT £30 total per individual. To find out how we process Personal Data, please refer to our privacy policy: <https://www.patonandco.com/privacy-policy/>

### **Misrepresentations**

1. The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor Paton & Co, 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/she has not entered into contract in reliance on the said statements, that he/she 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 misstatement 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.

### **Important Notice**

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