



26C Castle Terrace, Berwick-Upon-Tweed - TD15 1NZ

Offers Over £235,000

PATON & CO

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26c Castle Terrace

Berwick-Upon-Tweed

A beautifully presented two-bedroom apartment occupying the second floor of an elegant Victorian sandstone villa, enjoying stunning views and situated within one of Berwick-upon-Tweed's most sought-after residential locations.

- Prestigious Castle Terrace location
- Elegant Victorian villa conversion
- Spacious dual-aspect living room
- Principal bedroom with walk-in wardrobe
- Private garden & summerhouse
- Private off street parking

Accommodation Comprises

Internally: Living Room, Kitchen, Bedrooms 1& 2, Bathroom, Dining/Hall

Externally: Private Parking, Summer House, Garden



Property Details

26C Castle Terrace is a beautifully presented two-bedroom apartment which offers spacious accommodation, stunning far-reaching views, and a highly desirable position on Castle Terrace, widely regarded as one of Berwick-upon-Tweed's most prestigious addresses. Conveniently located within easy walking distance of the town centre and railway station, the property combines period charm with modern comfort.

The apartment is accessed via a communal entrance and staircase, leading to a welcoming dining hall. A striking wrought iron and mahogany staircase forms an attractive focal point, while ample storage enhances the practicality of the home.

The generous dual-aspect living room is flooded with natural light and enjoys superb open views across the surrounding countryside. A large bay window further enhances the room, creating an ideal space for relaxing or entertaining.

The well-appointed kitchen is fitted with an excellent range of cream shaker-style units, complemented by solid wood work surfaces and integrated appliances, providing both style and functionality. A useful attic room, accessed from the kitchen area, offers additional flexible space and enjoys further elevated views.

The principal bedroom is a spacious double room positioned to the rear of the property, enjoying beautiful open outlooks and benefiting from a substantial walk-in wardrobe providing excellent storage. A second bedroom offers versatile accommodation, ideal as a guest room, home office, or nursery. Completing the accommodation is a large family bathroom, fitted with a quality four-piece suite including both a bath and separate shower.

Externally, the property benefits from off-street parking, with additional space available for guests. The title deeds also allow for the construction of a carport, offering future potential if desired. To the rear lies a generous lawned garden with a summerhouse, creating a peaceful and secluded outdoor retreat. Additional storage is provided by a useful ground-floor store room, ideal for bicycles, gardening equipment, and outdoor furniture. Offering a rare opportunity to acquire a stylish apartment in one of Berwick-upon-Tweed's most desirable locations!







General Remarks

What3words: ///aims.digits.risky

Tenure

Leasehold

Council Tax

Band B

Energy Efficiency Rating

EPC Rating: C (71)

Local Authority

Northumberland County Council

Services

Mains water, electricity and gas central heating.

Fixtures and Fittings

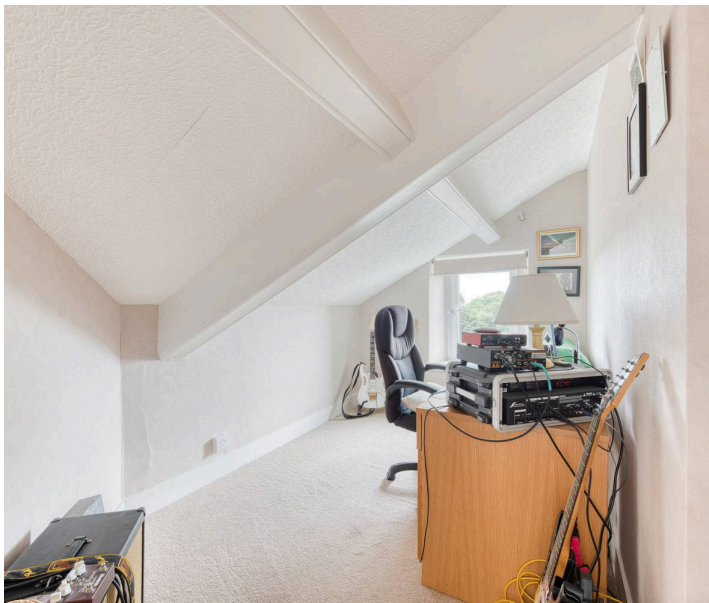
All fitted carpets, curtain poles, blinds, light fittings and integrated appliances form part of the sale.

Listing and Conservation

26C Castle Terrace is not listed, nor does it lie in a conservation area.

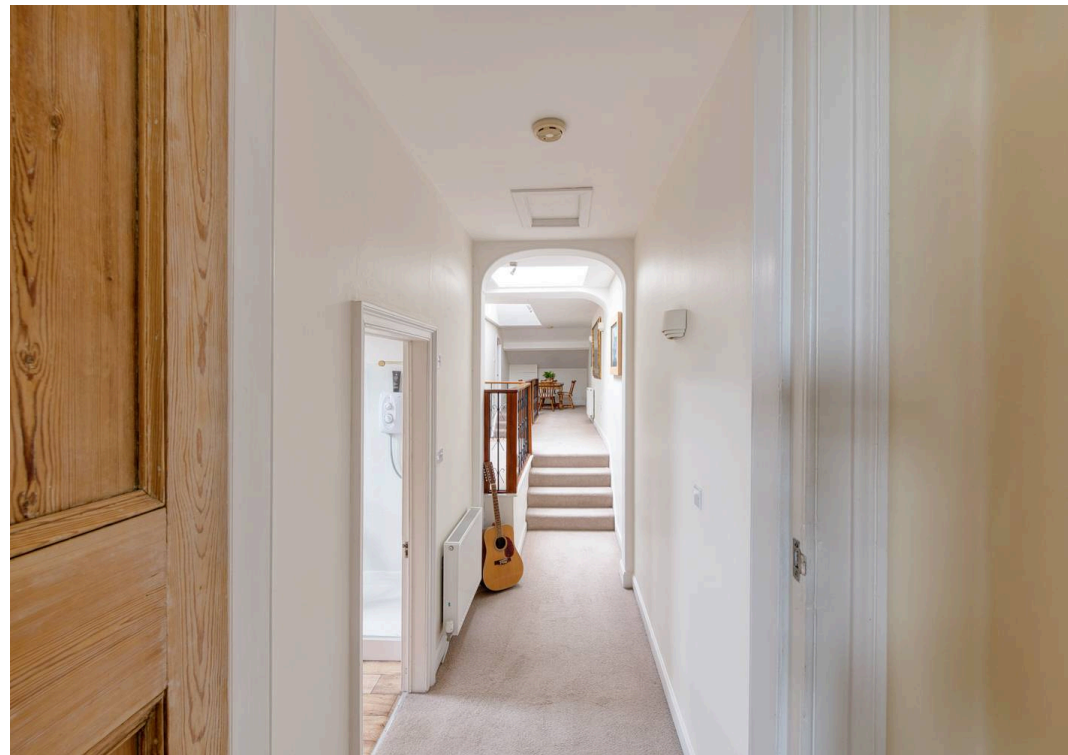
AGENT NOTES

The property is subject to restrictions prohibiting subletting and the keeping of pets.











Area Insights

26C Castle Terrace is a desirable residential street and within a 10 minute walk to Berwick's mainline railway station. Berwick-upon-Tweed is famous for its stunning architecture, has a wide selection of amenities and is well serviced with local and national shops, five national supermarkets and schooling for all ages including a private school at Longridge Towers.

Berwick also has a selection of leisure and sports clubs, banks, public houses, restaurants and The Malting theatre and cinema which offers daily shows and movies. There is a main line railway station which has regular trains to both Edinburgh, Newcastle and London, both Edinburgh and Newcastle are sub one hour travel time and London is circa 3 hours 45 minutes. There is also the A1 trunk road which bypasses the town and provides easy access to both north and south respectively.

The local area has a wide range of popular attractions and activities including Northumberland and Berwickshire's rugged coastlines of unspoilt beaches and beautiful landscapes; Berwick walls and pier are only minutes away while Lindisfarne National Nature Reserve, Bamburgh Castle and the ancient Border towns of Coldstream, Kelso and Melrose are within easy reach. Country and sporting pursuits are also readily available, including hill walking, salmon and trout fishing, riding, hunting and shooting. Golf is available locally; within ten minutes' walk lies Berwick Golf Course and other courses can be found at Goswick, Eyemouth and the Hirsell. Swimming, gym, squash and indoor bowling facilities exist at the Swan Centre in Berwick-upon-Tweed.

Distances

Berwick Train Station 0.50 miles, Edinburgh City Centre 57 miles, Newcastle 63 miles (all 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/>

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

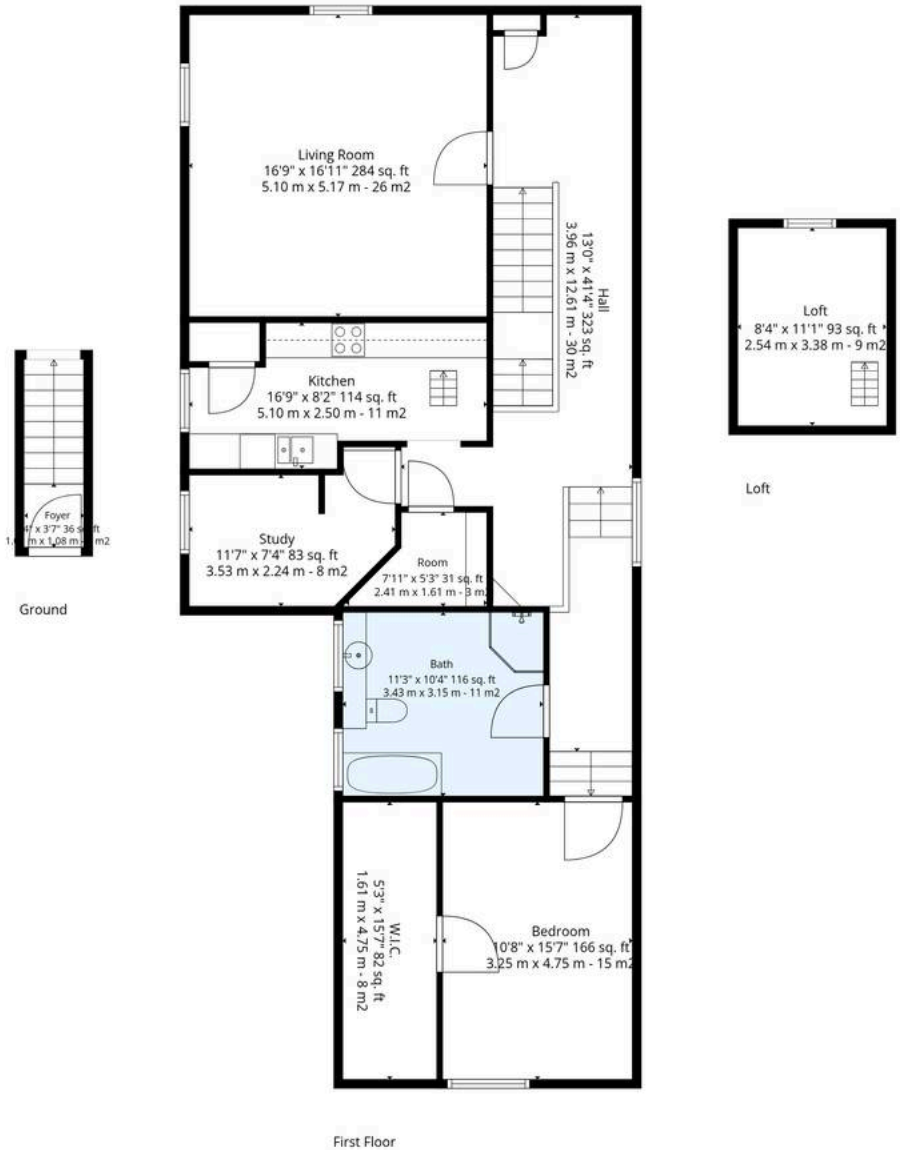
Paxton House - <https://paxtonhouse.co.uk>

Fishing - <https://www.fishpal.com/Scotland/Tweed>

Berwick's Town Walls - https://en.wikipedia.org/wiki/Berwick_town_walls

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





Total: 1178 sq. Ft, 109 m2
 Ground: 36 sq. Ft, 3 M2, First Floor: 1084 sq. Ft, 101 M2, Loft: 58 sq. Ft, 5 m2
 Excluded Areas: Low Ceiling: 178 sq. Ft, 18 M2, Study: 32 sq. Ft, 3 M2, Walls: 120 sq. Ft, 10 m2



An aerial photograph of a residential estate. In the foreground, a large black sign with white text reads "PATON & CO" in a large serif font, with "SALES | LETTINGS | RURAL" in a smaller sans-serif font below it. The sign is positioned over a large, light-colored stone house. The estate consists of numerous houses with red-tiled roofs, surrounded by green lawns and trees. In the background, a coastal town is visible, followed by a wide expanse of water under a cloudy sky.

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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

Paton & Co, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either in writing or by word of mouth. Any information given is entirely without responsibility on the part of the agents or the sellers. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and it should not be assumed that the property remains as photographed. Any error, omission or misstatement shall not annul the sale, or entitle any party to compensation or recourse to action at law. It should not be assumed that the property has all necessary planning, building regulation or other consents, including for its current use. Paton & Co have not tested any services, equipment, or facilities. Purchasers must satisfy themselves by inspection or otherwise and ought to seek their own professional advice. 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. 4. 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. 5. 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. 6. Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. 7. Paton & Co Estate Agents LLP does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let, or withdrawn.



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