



2 Bowsden East Farm, Bowsden - TD15 2TW

Guide Price £330,000

PATON & CO

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2 Bowsden East Farm

Bowsden, Berwick-Upon-Tweed

Bowsden East Farm is an exclusive new development in the heart of Northumberland, featuring a stunning collection of two terraced cottages and two end of terraced cottages.

- Collection of Four Stunning Homes – Two terraced and two end-of-terrace cottages in a beautifully designed new-build scheme
- Modern Country Living – Stylish interiors with high-quality finishes and a blend of contemporary design and traditional charm
- Spacious & Light-Filled Layouts – Thoughtfully planned to maximise living space and natural light
- Energy-Efficient Features – Designed with sustainability and long-term comfort in mind
- Private Garage & Parking – Each home comes with its own garage and two dedicated parking spaces
- Generous Gardens – Ideal for relaxing, entertaining, or simply enjoying the peaceful surroundings
- Tranquil Rural Setting – Located in the quiet village of Bowsden, surrounded by Northumberland countryside



Property Description

Bowsden East Farm is an exclusive new development in the heart of Northumberland, featuring a stunning collection of two terraced cottages and two end-of-terrace cottages. Designed for modern living, each home combines contemporary style with traditional charm, offering high-quality finishes, energy-efficient features, and a thoughtfully planned layout that maximises space and natural light.

Each property benefits from a private garage, a generous garden, and two dedicated parking spaces, ensuring both convenience and practicality. Due for completion Autumn 2026, this exceptional development presents a rare opportunity to own a brand-new home in a peaceful rural setting.

Nestled in the tranquil village of Bowsden, just a short drive from Berwick-upon-Tweed, these homes offer the perfect blend of countryside living with excellent transport links and local amenities close by.

1 Bowsden East Farm- Guide Price £360,000

2 Bowsden East Farm- Guide Price £330,000

3 Bowsden East Farm- Guide Price £330,000

4 Bowsden East Farm- Guide Price £355,000

Accommodation Comprises

Ground Floor:- Sitting Room, Dining Kitchen, Utility Room, Cloakroom/WC

First Floor:- Principal Bedroom (En-Suite), Double Bedroom, Single Bedroom, Family Bathroom.

Outside:- Secure Garden Grounds, Private Garage, 2 x Private Parking Spaces





General Remarks

Shared Access and Maintenance Agreement

The four properties at Bowsden East Farm will each hold shared ownership of the private access road serving the development. Each homeowner will have a legal right of access across the road, ensuring unrestricted use for all residents. Responsibility for the maintenance and upkeep of the road will be shared equally among the four properties, with each owner legally obligated to contribute to its ongoing care, preserving the quality and accessibility of this private development.

Restrictive Covenants

To maintain the character and integrity of the development, the properties will be sold subject to certain covenants. These include that each home must be used solely as a single private residence for family occupation, with no business activities permitted on site. Domestic pets are welcome, however, no other animals may be kept. Any alterations or extensions to the property, as well as the installation of exterior lighting, will require prior written consent from the developer. These covenants are in place to help preserve the quality and enjoyment of the development for all residents.





Viewings

On site viewing can be arranged by appointment. Drive-by viewings are conducted at the buyer's own risk, as this is an active construction site. Please be aware that certain areas may be uneven or contain potential hazards. Sensible footwear is recommended, and children must be supervised at all times. The developer accepts no liability for any accidents or injuries that may occur during the viewing.

Distances

Berwick upon Tweed 8.5 Miles, Holy Island 10 miles, Wooler 10 miles, Bamburgh 15 miles, Kelso 20 Miles, Alnwick 26 miles, Edinburgh 65 miles, Newcastle upon Tyne 59 miles. (all distances are approximate).

Services

- Mains electric, water and drainage.
- Air Source Heat Pump
- Fibre broadband will be installed.

Council Tax

The Council Tax banding is to be confirmed.

Energy Efficiency Rating

The Energy Efficiency Rating is to be confirmed.





Specification

Kitchens- Bespoke fully equipped kitchen, individually designed with a range of integrated appliances. Buyers can upgrade to their own specification at an additional cost.

Bathrooms and Ensuites- White sanitary ware complemented with taps and fittings. Silver-finished shower enclosures with white shower trays, shower valves, and heads. Thermostatic bath mixer with handheld shower and chrome towel warmers to bathroom and ensuite. Finished with wall tiles in the bath, and shower areas. Buyers can upgrade to their own specification at an additional cost.

Plumbing and Heating- Central heating provided by a high efficiency air source heat pump with radiators to first floor, and underfloor heating to ground floor.

Lighting and Electrics- Energy efficient down lights to hall, kitchen, bathrooms and ensuites and energy efficient pendant lighting to bedrooms and living spaces. External energy efficient lighting fitted at entrance doors. Structured cabling for BT to all principal rooms. Mains wired (with battery backup) smoke detectors and carbon dioxide detectors throughout. Provision for EV car charging, with buyers able to upgrade to specific chargers at an additional cost.

Flooring- Laminate wooden flooring provided to full ground floor. Carpets not included.

External- 2 x tarmac parking spaces. Rear garden fully topsoiled, rotavated and seeded, with a paved area as standard and a boundary 5ft wooden fence. External cold-water tap included

Solar Panels- Provision in place so buyers can install solar panels if required.





Area Insights

Bowsden is a peaceful rural village in Northumberland, offering a tranquil countryside setting while remaining well-connected to surrounding towns and amenities. The village has an active community centred around its village hall, which hosts a variety of local events and gatherings throughout the year.

Just a short drive away, the nearby village of Lowick provides additional conveniences, including a well-stocked village shop and two welcoming pubs serving excellent food and drink.

For a wider range of amenities, Berwick-upon-Tweed is within easy reach, offering national supermarkets, independent shops, and a variety of cafes and restaurants. The town is home to the Maltings Theatre and Cinema, a selection of doctors and dental surgeries, a local hospital, and schools for all ages.

Berwick also benefits from an East Coast Main Line railway station, providing regular services to Edinburgh, London, and beyond, making it an ideal location for commuters.

The wider region boasts an array of attractions, from historic castles and charming villages to the breathtaking Northumberland coastline.

For outdoor enthusiasts, the area offers excellent cycling routes, scenic walks in the Northumberland National Park and Cheviot Hills, and local fishing opportunities along the River Tweed.

The A1 trunk road is within easy reach, providing direct links to both Newcastle and Edinburgh, with international airports available in both cities, ensuring convenient travel connections.



Useful Links

Bowsden Village Hall - <https://www.bowsdenvillagehall.net>

Lowick First School -
<https://www.lowickholylslandschools.org.uk/website>

Lowick Village Hall- <https://lowick.live/the-village-hall/>

Black Bull Lowick- <https://blackbulllowick.co.uk>

The White Swan, Lowick- <https://thewhiteswanlowick.co.uk>

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/>

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

Visit Northumberland -
<https://www.visitnorthumberland.com/explore/destinations/beaches>

Alnwick Gardens - <https://www.alnwickgarden.com/>

Visit Berwick - <https://www.visitberwick.com/>





Plot 4



Ground Floor



First Floor

Plot 3



Ground Floor



First Floor

Plot 1



Ground Floor



First Floor

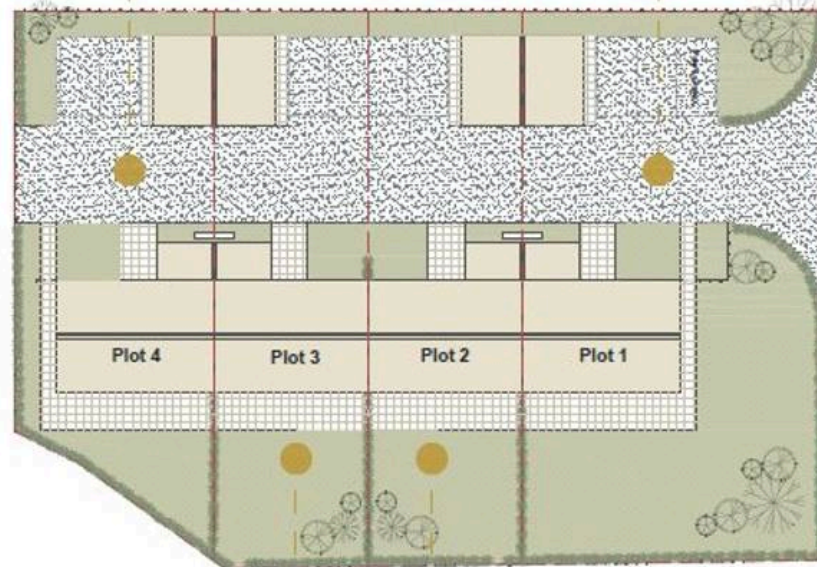
Plot 2



Ground Floor



First Floor



NOTE:
Plans are not to scale. All measurements are approximate room dimensions

Seed Design Studio.

www.seeddesignstudio.co.uk | 01483 771267 | 01483 771267

Bowden East Development



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.



Paton & Co

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