



31 North Road, Berwick-Upon-Tweed - TD15 1PW

Guide Price £495,000

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31 North Road

Berwick-Upon-Tweed

An impressive four-bedroom period home in historic market town Berwick-upon-Tweed, offering generous living space, a private west-facing garden, garage and off-street parking.

- Impressive Four-Bedroom Period Home
- Generous & Versatile Living Accommodation
- Characterful Period Features Throughout
- Principal Bedroom with Private Balcony
- Private West-Facing Garden
- Large Garage & Private Driveway

Accommodation Comprises

Ground Floor: Vestibule, Living Room, Dining Room, Snug/Reception Room, Study, Kitchen, WC, Pantry, Utility

First Floor: Principal Bedroom, Balcony, Bedrooms 2, 3 & 4, Bathroom, Shower Room

Externally: Garage, Driveway, Garden, Patio



Property Description

This impressive four-bedroom period property occupies a wonderful position within the historic market town of Berwick-upon-Tweed, combining generous proportions and characterful period details with versatile living accommodation and a private west-facing garden.

A welcoming entrance vestibule, complete with original tiled flooring, opens into the main hallway. The principal sitting room is a particularly inviting space, with a large bay window allowing plenty of natural light and a log-burning stove providing a cosy focal point. Across the hall, the bright dining room offers another elegant reception space and features an open fireplace, currently used decoratively.

The kitchen is well equipped with a large gas range cooker, integrated dishwasher and microwave, alongside a useful walk-in pantry. There is also substantial understairs storage. From here, the utility room provides further storage, access directly into the rear garden and a convenient WC. Completing the ground floor is a study and snug/additional reception room, offering excellent flexibility for family life, home working or entertaining. Bi-fold glazed doors connect the two spaces and allow an abundance of natural light to flow through.

Upstairs, the principal bedroom is a generous and peaceful retreat, with the added benefit of its own private balcony. There are three further generously proportioned double bedrooms, two benefiting from ample fitted storage. Two bathrooms serve the first floor. The spacious family bathroom is fitted with a separate bath and shower alongside twin wash hand basins, while the second bathroom, conveniently positioned for the principal bedroom, features a large walk-in shower.

To the rear, the property enjoys a wonderfully private west-facing garden, ideal for making the most of the afternoon and evening sun. A generous patio provides an excellent space for outdoor dining and entertaining, leading onto a lawn bordered by mature shrubs and planting. An attractive stone boundary wall adds further character and creates a particularly private setting with no neighbouring properties directly overlooking the garden. To the front, a private driveway provides off-street parking and leads to a substantial garage, offering excellent additional parking and storage.

This impressive four-bedroom period property occupies a wonderful position within the historic market town of Berwick-upon-Tweed, combining generous proportions and characterful period details with versatile living accommodation





General Remarks

What3words: ///sleepy.nodded.dirt

Tenure

Freehold

Council Tax

Band E

Energy Efficiency Rating

EPC Rating: D

Local Authority

Northumberland County Council

Services

Mains gas, electricity, water and standard drainage

Fixtures and Fittings

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

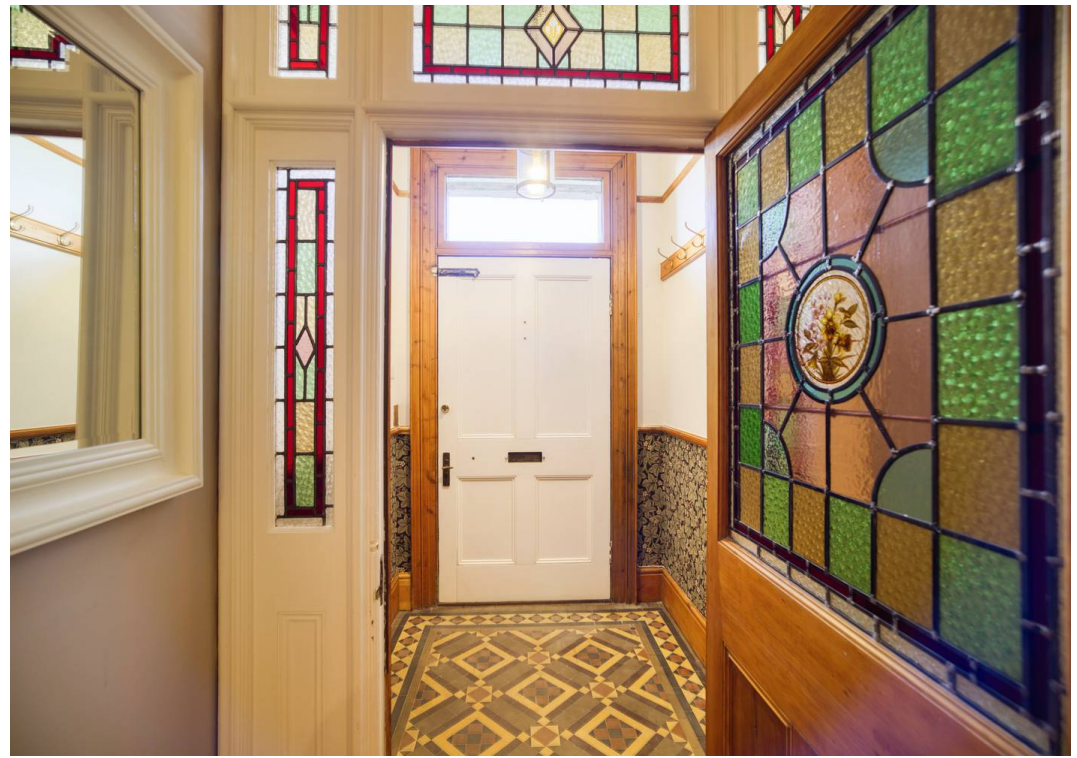
Listing and Conservation

31 North Road is not listed, nor does it sit within a conservation area.

Distances

Berwick Train Station 0.5 miles, Norham 9 miles, Kelso 25 miles, Bamburgh 21 miles, Alnwick 32 miles, Edinburgh City Centre 57 miles, Newcastle 66 miles. (all distances are approximate)









Area Insights

31 North Road is ideally located in the charming town of Berwick Upon Tweed, renowned for its rich history and stunning coastal scenery. The property is just a short walk from the town centre, where you'll find a variety of shops, cafes, and amenities. Berwick Upon Tweed railway station is conveniently close, offering regular services to Edinburgh, Newcastle, and beyond, making it an excellent choice for commuters or those who enjoy easy access to nearby cities.

The surrounding area also offers a wealth of outdoor activities, from coastal walks to exploring the beautiful Northumberland countryside. 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 Maltings 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 twenty 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. Despite Berwick's proximity to both Edinburgh and Newcastle, the area has a low population and can therefore offer a quality of life that is becoming increasingly rare.



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/>

Berwick Sports and Leisure Centre – <https://www.placesleisure.org/centres/berwick-sports-and-leisure-centre/centre-activities/sports/>

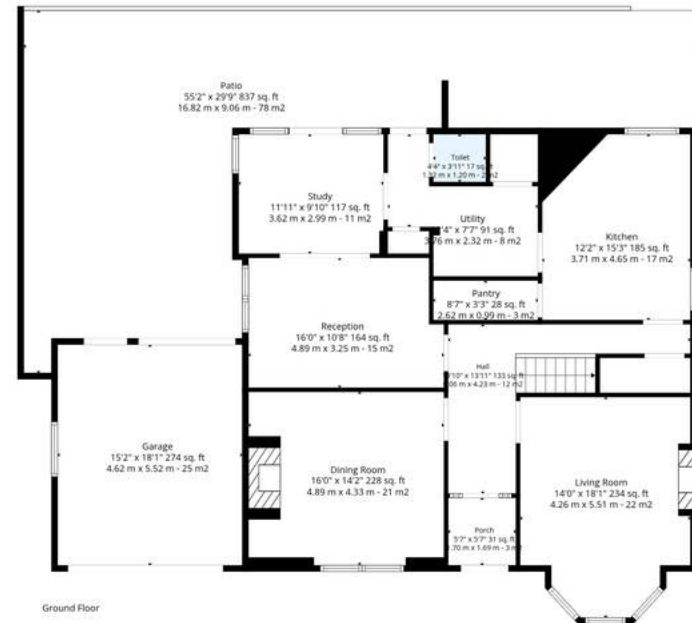
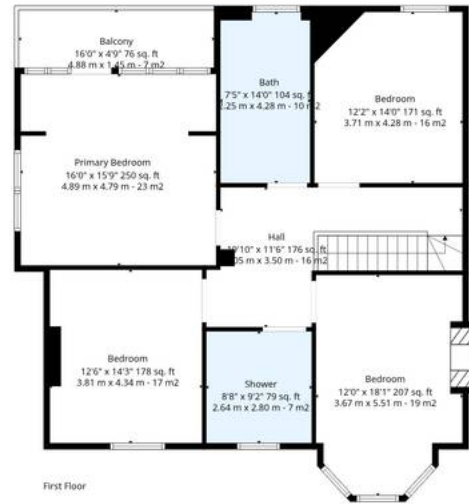
Paxton House - <https://paxtonhouse.co.uk>

Fishing - <https://www.fishpal.com/Scotland/Tweedw3w>

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: 2401 sq. Ft, 223 m2

Ground Floor: 1203 sq. Ft, 112 M2, First Floor: 1198 sq. Ft, 111 m2

Excluded Areas: Garage: 274 sq. Ft, 25 M2, Porch: 31 sq. Ft, 3 M2, Patio: 837 sq. Ft, 78 M2,

Utility: 91 sq. Ft, 8 M2, Fireplace: 22 sq. Ft, 2 M2, Balcony: 76 sq. Ft, 7 M2,

Walls: 189 sq. Ft, 18 m2









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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