



22 Mill Wharf, Tweedmouth - TD15 2BP

Guide Price £225,000

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## 22 Mill Wharf

Tweedmouth, Berwick-Upon-Tweed

Stylish waterside living within an exclusive gated development, moments from the heart of Berwick-upon-Tweed.

- Exclusive gated development
- Prime riverside setting
- Three double bedrooms
- Two en-suite bedrooms
- Private parking & garden
- Walk to town & beach

### Accommodation Comprises

Ground Floor: Entrance Vestibule, Hallway, Laundry/Utility Room, Master Bedroom with En-Suite.

First Floor: Landing, Rear hall with Garden and Parking Area Access, Open-Plan Living/Kitchen/Dining

Second Floor: Landing Bedroom with En-Suite, Double Bedroom with Fitted Wardrobes, Family Bathroom.

Outside: Secure Gated Access to Private Parking Area, Designated Parking Space, Garden.



## Property Details

A beautifully presented contemporary townhouse set within an exclusive gated development on the banks of the River Tweed Estuary. Offering private parking, a low-maintenance garden and easy access to scenic riverside walks and the nearby sandy beach, this superb home enjoys an enviable position just moments from the harbour and a short stroll across Berwick's historic bridge into the vibrant town centre.

Designed for modern living, the accommodation is both spacious and versatile, centred around a bright open-plan kitchen, dining and living space that provides the perfect setting for everyday family life and entertaining. The property offers three generous double bedrooms, two of which benefit from en-suite facilities, alongside a well-appointed family bathroom.

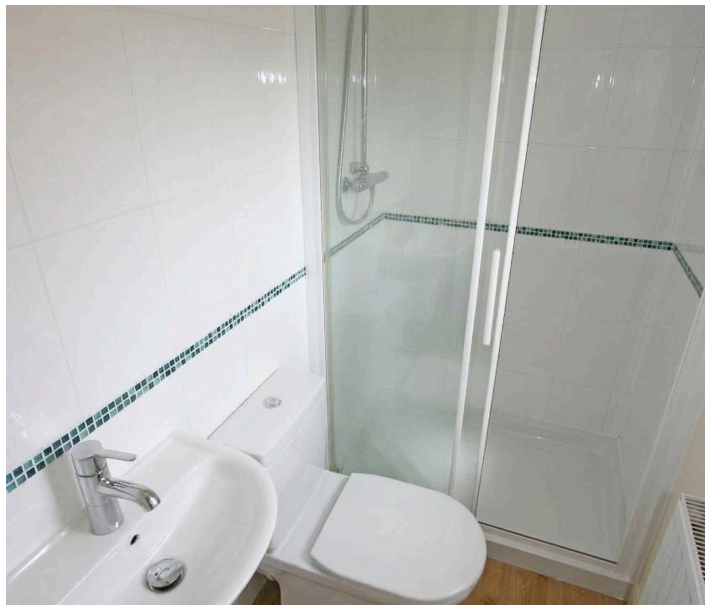
Enjoying views towards Berwick and positioned within a sought-after waterfront setting, the home combines contemporary style with everyday practicality. Gas central heating via a combi boiler and full double glazing ensure comfortable, energy-efficient living throughout, making this an ideal permanent residence, coastal retreat or investment opportunity.

## Distances

Berwick-upon-Tweed Railway Station 1 mile, Edinburgh 56 miles, Newcastle-upon-Tyne 65 miles (all distances are approximate).







## General Remarks

### What3words:

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### Tenure:

Leasehold

### Council Tax:

Band C

### Energy Efficiency Rating:

Band: C (76)

### Local Authority:

Northumberland County Council

### Services:

Gas central heating

Mains gas, electricity, water and drainage.

High speed broadband services are available.

### Fixtures and Fittings:

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

### Listing and Conservation:

22 Mill Wharf is not a listed building nor situated in a conservation area.



## Area Insights

Mill Wharf is situated on the southern banks of the River Tweed estuary, in Berwick-Upon-Tweed. The property is only a short walk away from a wide range of local amenities including supermarket Asda along with Tweedmouth retail park which includes shops such as Marks and Spencer's, Homebase and Argos. Tweedmouth sits within easy access of the A1 trunk road which bypasses the town and provides easy access to both north and south respectively.

The historic market town of Berwick-Upon-Tweed is known for its beautiful architecture and stunning coastlines with unspoilt beaches. The ancient town has an expansive range of amenities with five national supermarkets and local shops. The area offers schooling for all ages with an array of first schools, a local high school or alternatively the well-regarded private school Longridge Towers. Berwick also has a large selection of sports clubs, public houses, restaurants, cafes and the Maltings theatre and cinema. The local area has an extensive range of popular attractions and activities including Berwick's Elizabethan walls, castle remnants and pier. Bamburgh Castle and Lindisfarne National Nature Reserve are within easy reach, as well as the Border towns of Coldstream, Kelso and Melrose.

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 Swan Centre in Berwick-Upon-Tweed. There are several golf courses within a short drive, including Magdalene Fields in Berwick, Goswick, Eyemouth and The Schloss Roxburgh.

Berwick-Upon-Tweed offers a mainline railway station which has regular trains to Edinburgh, Newcastle and London. Both Edinburgh and Newcastle are sub one hour travel time and London is circa 3 hours and 45 minutes. 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

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>

Berwick's Town Walls - [https://en.wikipedia.org/wiki/Berwick\\_town\\_walls](https://en.wikipedia.org/wiki/Berwick_town_walls)

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

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

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

Fishing - <https://www.tweedbeats.com>

## **Unit 22 Mill Wharf, Tweedmouth, Berwick upon Tweed**

Total area: approx. 83.6 sq. metres (900.3 sq. feet)



**Ground Floor**



**First Floor**



**Second Floor**



### **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.

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**Paton & Co**

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