



1 Mill Wharf, Tweedmouth - TD15 2BP

Guide Price £195,000

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1 Mill Wharf

Tweedmouth, Berwick-Upon-Tweed

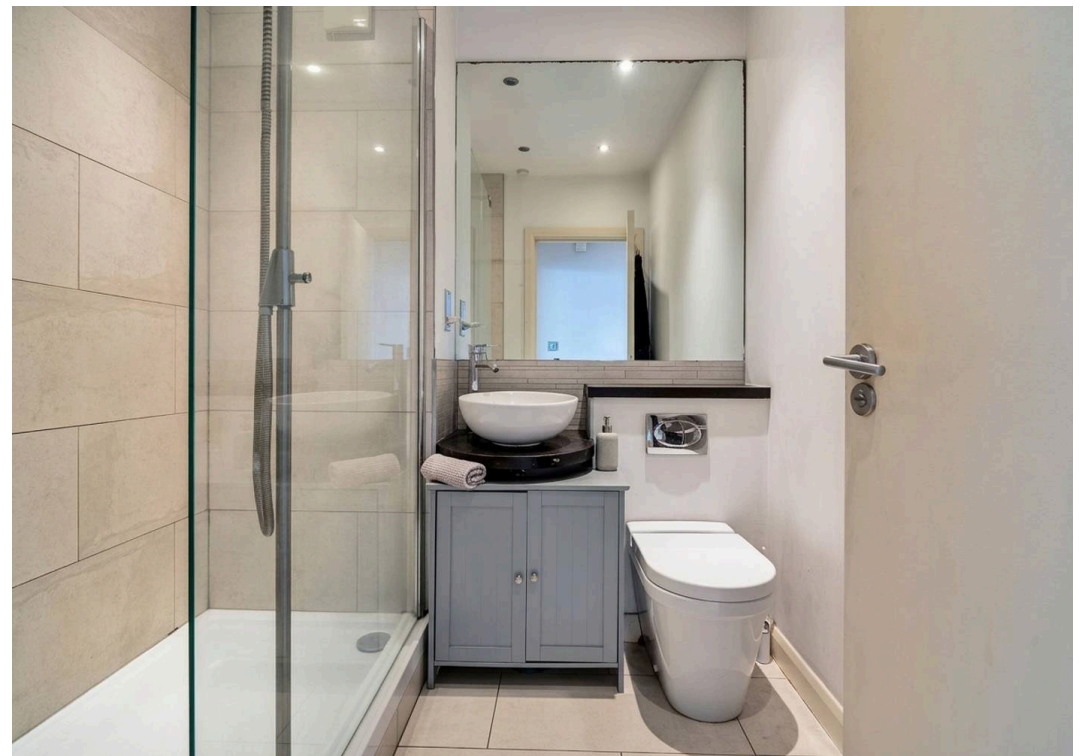
1 Mill Wharf is a smart two-bedroom ground floor apartment with open plan living, private parking, and a superb location just moments from the river...

- 2 Bedrooms
- Ground Floor Apartment
- Private Parking
- Exclusive Gated Community
- A short walk from Spittal Beach and promenade
- Open plan kitchen/living space

Accommodation Comprises

Ground Floor: Entrance Hallway, Open Plan Sitting Room/Kitchen/ Dining Room, 2 Bedrooms, Family Shower Room, Storage.

Outside: Private Parking



Property Description

Discover stylish coastal living in this beautifully appointed ground floor apartment, set within an exclusive gated development just moments from the water's edge. 1 Mill Wharf offers the ideal blend of comfort and convenience, with private parking and easy access to scenic riverside walks and a sandy beach.

Positioned on the southern banks of the River Tweed estuary, this apartment is perfectly suited as a permanent home, a weekend retreat, or a high-yield rental investment. A short stroll across the historic bridge leads directly into the vibrant town centre, home to a wide variety of shops, boutiques, bars, and restaurants, perfect for those seeking a relaxed yet well-connected lifestyle.

The accommodation is well-presented and thoughtfully laid out across one level, extending to approximately 71M². Welcomed into a private entrance hall, the property features two comfortable bedrooms as well as a stylish shower room.

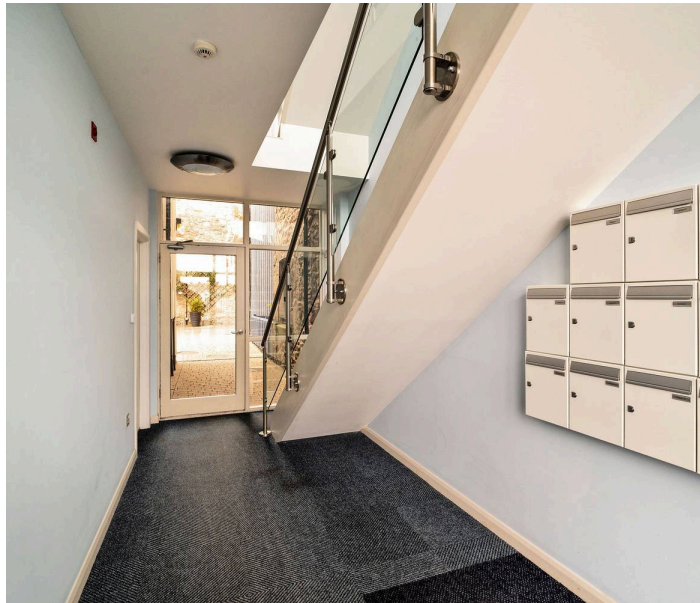
The heart of the home is the bright and sociable open plan sitting/dining/kitchen area, ideal for both everyday living and entertaining.

With its superb location, low-maintenance design, and private parking space, 1 Mill Wharf offers a rare opportunity to enjoy contemporary living in a sought-after coastal setting. Whether you're looking for a peaceful home or a smart investment, this apartment delivers on all fronts.

Distances

Berwick Train Station 1 miles, Longridge Towers School 3 miles, Holy Island 10 miles, Bamburgh 18, Edinburgh City Centre 59 miles, Newcastle 63 miles. (distances are approximate).





General Remarks

What3words

///:tribune.raves.healthier

Tenure:

Leasehold

Council Tax:

Band C

Energy Efficiency Rating:

Band C: Rating 78

Local Authority:

Northumberland County Council

Services:

Gas central heating

Mains gas, electricity, water and drainage.

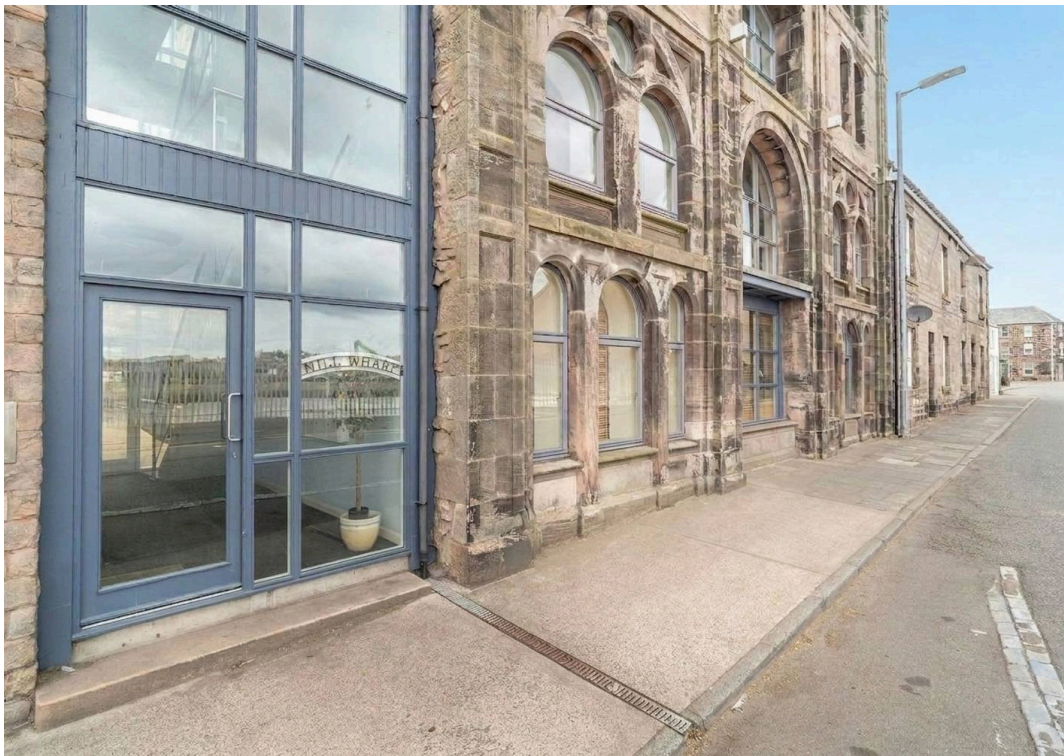
High speed broadband services are available.

Fixtures and Fittings:

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

Listing and Conservation:

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





Area Insights

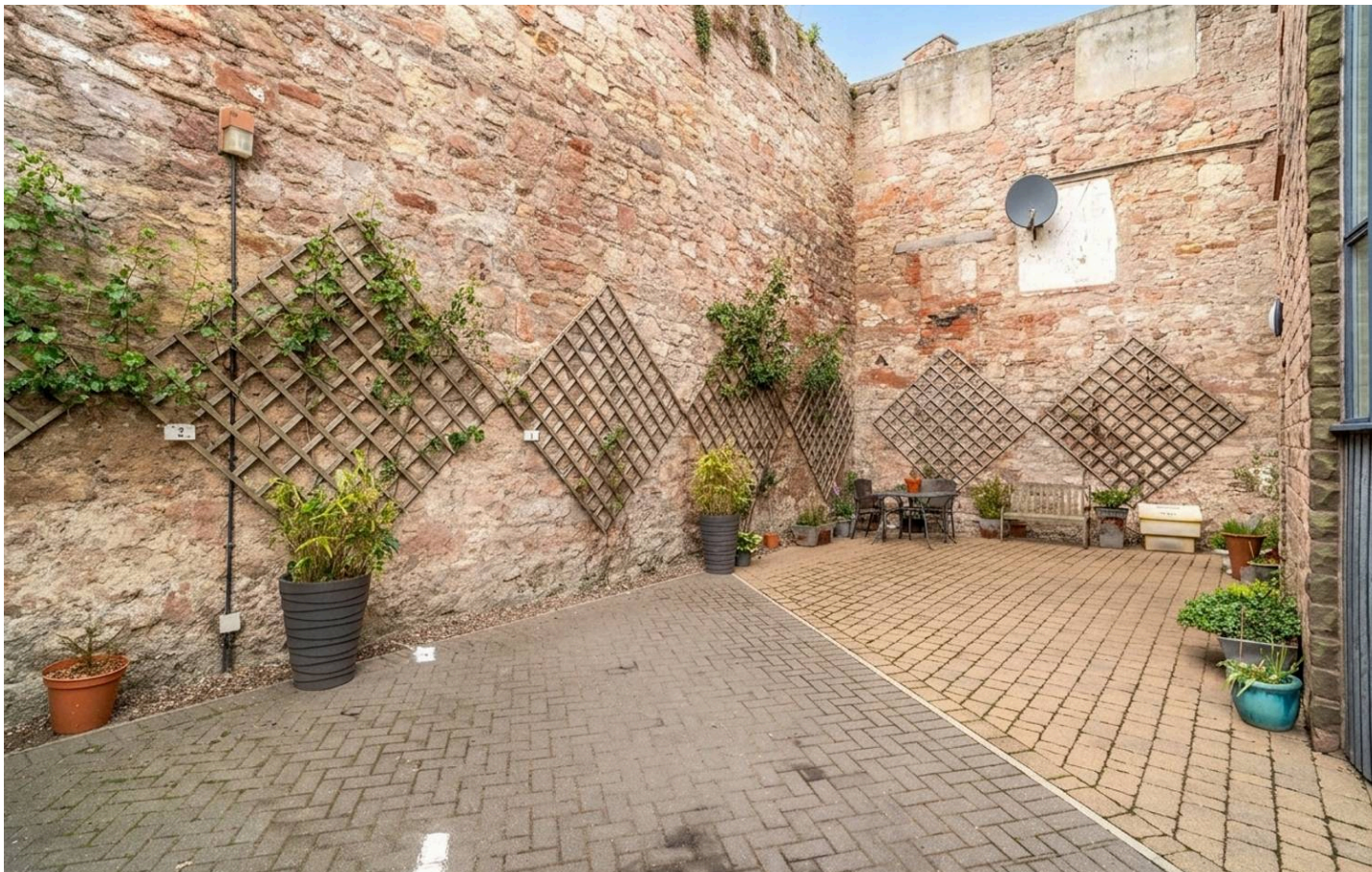
Mill Wharf is situated on the southern banks of the River Tweed estuary, in Berwick-Upon-Tweed. The property is only a short walk away from a wide range of local amenities including supermarket Asda along with Tweedmouth retail park which includes shops such as Marks and Spencer's, B&M and Argos. Tweedmouth 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

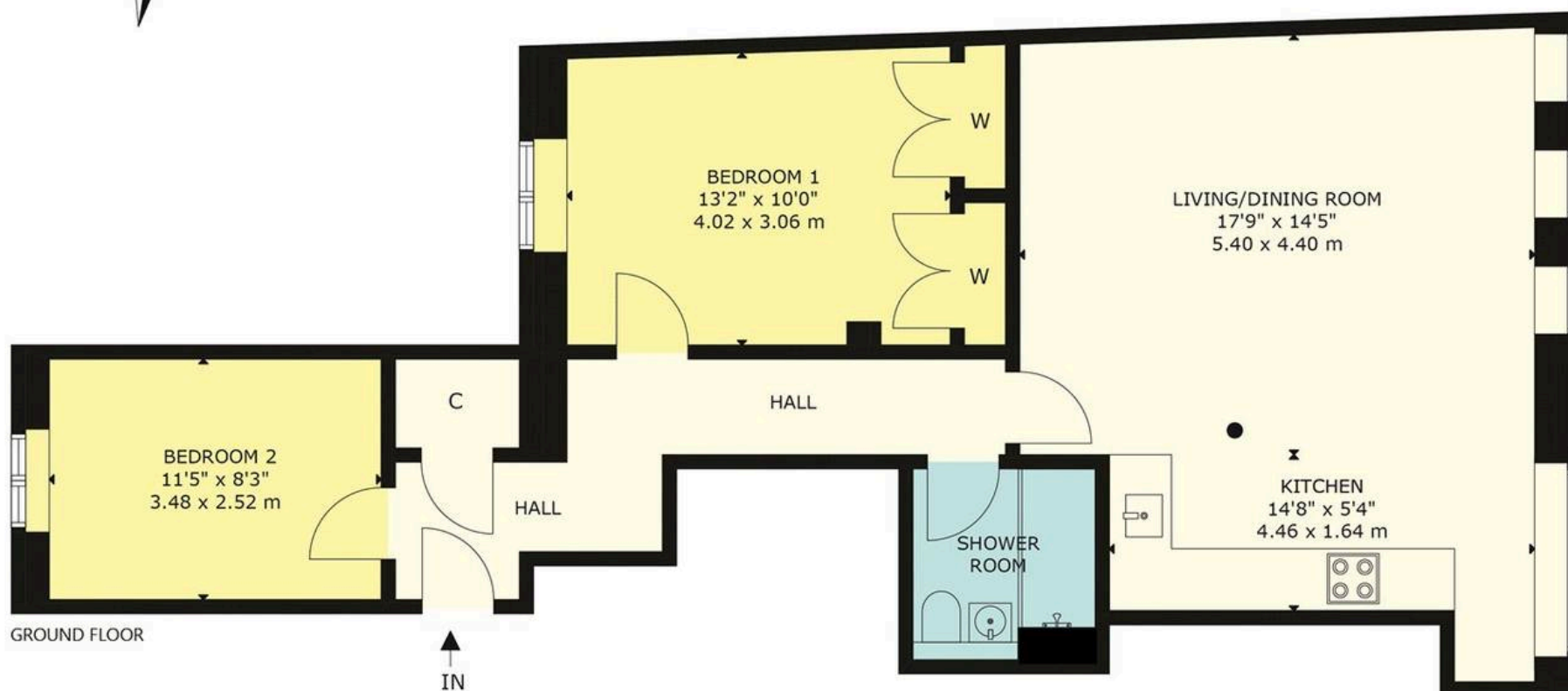
The Lowry Trail - <https://www.visitberwick.com/what-to-do/the-lowry-trail/>

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

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

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





1 MILL WHARF, TD15 2BP
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 759 SQ FT / 71 SQ M
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/>

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