

The Old Farmhouse, Castle Terrace, Berwick-Upon-Tweed - TD15 1NP

Offers Over £780,000

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The Old Farmhouse, 6 Castle Terrace

Berwick-Upon-Tweed

A characterful five-bedroom period home on sought-after Castle Terrace, with generous living spaces, delightful gardens and outstanding Royal Border Bridge views.

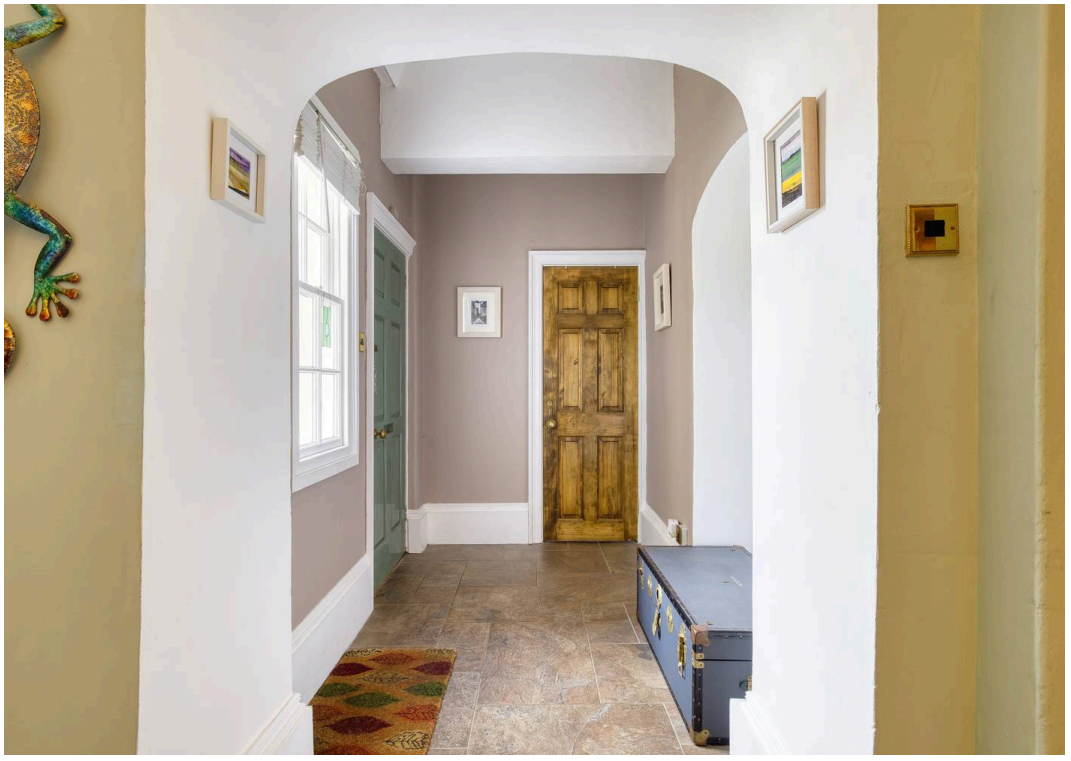
- Sought-after Castle Terrace address
- Five well-proportioned bedrooms
- Three generous reception rooms
- Uninterrupted Royal Border Bridge views
- Mature gardens and triple garage
- Mainline railway station nearby

Accommodation Comprises

Ground Floor: Vestibule, Reception Hallway, Drawing Room, Family Sitting Room, Dining Room, Kitchen, Shower Room.

First Floor: Principle Bedroom (En-Suite Shower Room), Bedroom 2, Bedroom 3 & 4 (Jack & Jill En-Suite Shower Room), Bedroom 5, Family Bathroom.

Garden & Grounds: South Facing Front Garden, Private Enclosed Rear Garden, Triple Garage.









Property Description

Occupying a particularly attractive position on the highly sought-after Castle Terrace, The Old Farmhouse is a superb period family home offering generously proportioned and beautifully presented accommodation in one of Berwick-upon-Tweed's most desirable residential settings.

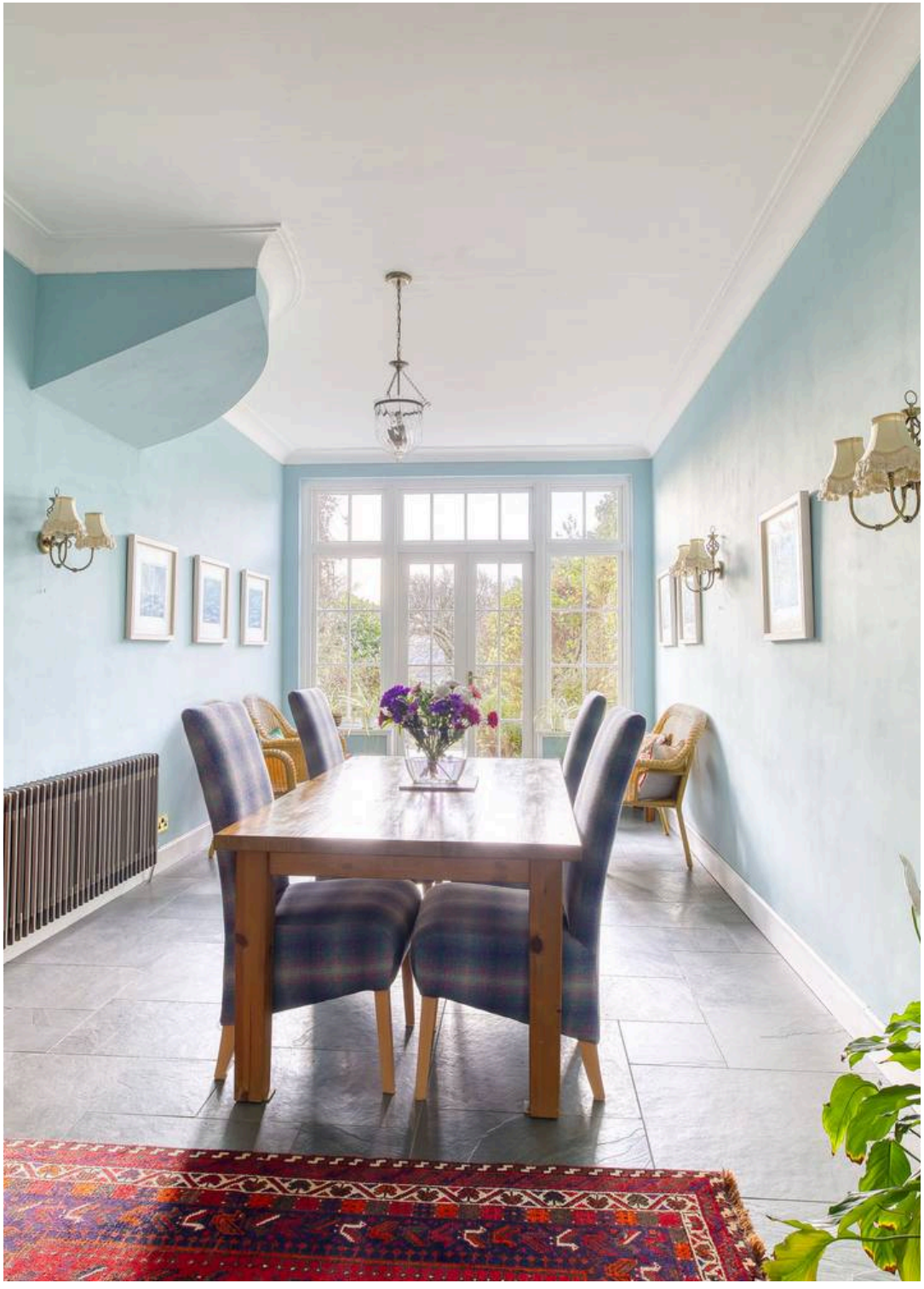
Predating the construction of Berwick's Royal Border Bridge, the property combines the character and proportions expected of a traditional home with comfortable, practical living space ideally suited to modern family life.

The accommodation is arranged to provide an excellent balance of formal and informal rooms, with an abundance of natural light and an attractive outlook adding considerably to the sense of space throughout.

On entering the property, the welcoming hallway immediately sets the tone for the house and provides access to the principal ground floor accommodation. The main reception rooms are generously proportioned, offering wonderful spaces for both everyday family living and more formal entertaining.

The principal drawing room features a wood-burning stove, creating an inviting focal point, while the snug also benefits from a log burner, providing a comfortable setting for more relaxed evenings.

The kitchen forms an important part of the home, providing an inviting and sociable space with ample room for dining, while the adjoining dining room adds greatly to the practicality of the house.





























First Floor Property Description

The first-floor bedroom accommodation is equally impressive, with five well proportioned bedrooms providing considerable flexibility for family, guests or home working. The rooms to the front enjoy uninterrupted views of the Royal Border Bridge, a particularly rare attribute for a property in this position on Castle Terrace. The principal bedroom benefits from an en-suite shower room, while bedrooms three and four share a Jack and Jill en-suite shower room. Bedrooms two and five, together with a family bathroom, complete the accommodation. Fitted storage enhances the practicality of the principal bedroom, the larger of the two bedrooms sharing the Jack and Jill shower room, and the fifth bedroom/study.

Externally, the mature garden and grounds provide a delightful setting for the house, offering space for outdoor dining, entertaining and relaxation. The combination of the property's attractive architecture, generous accommodation and established outside space creates a wonderful family home with considerable charm.

The Old Farmhouse represents a rare opportunity to acquire a substantial and highly appealing period home in a coveted Berwick-upon-Tweed address, combining character, generous accommodation and an excellent location.















General Remarks

What3words: ///shape.birds.repay

Tenure

Freehold

Fixtures and Fittings

All integrated white goods, blinds, light fittings and curtain poles form part of the sale.

Listing

The Old Farmhouse is not a listed building and does not fall within a conservation area.

Services

Mains gas, electricity, water and drainage.

High speed broadband services are available.

Council Tax

Band E

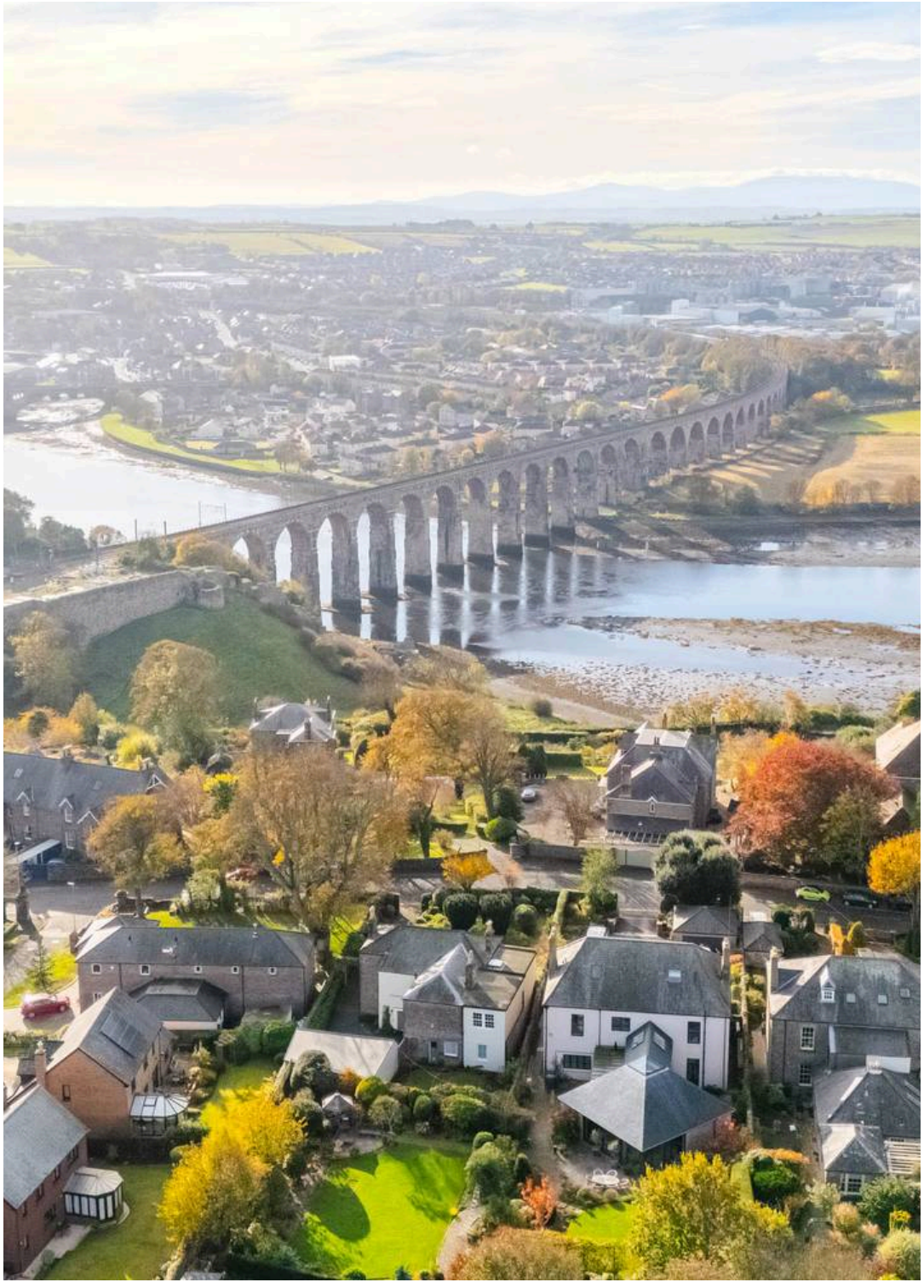
Energy Efficiency Rating

Band D (55 Rated).

Local Authority

Northumberland County Council





Area Insights

Castle Terrace is a prestigious and highly sought-after location in the heart of Berwick Upon Tweed. This charming area combines the convenience of town living with the serenity of its historic surroundings. Castle Terrace is known for its elegant homes and offers stunning views over the town and coastline. Residents enjoy easy access to local amenities, including shops, cafes, and the nearby railway station, all within a short stroll. The tranquil atmosphere, coupled with the picturesque setting, makes Castle Terrace an ideal choice for those seeking a refined lifestyle in one of Berwick's most desirable neighbourhoods.

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 and Eyemouth. 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/

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

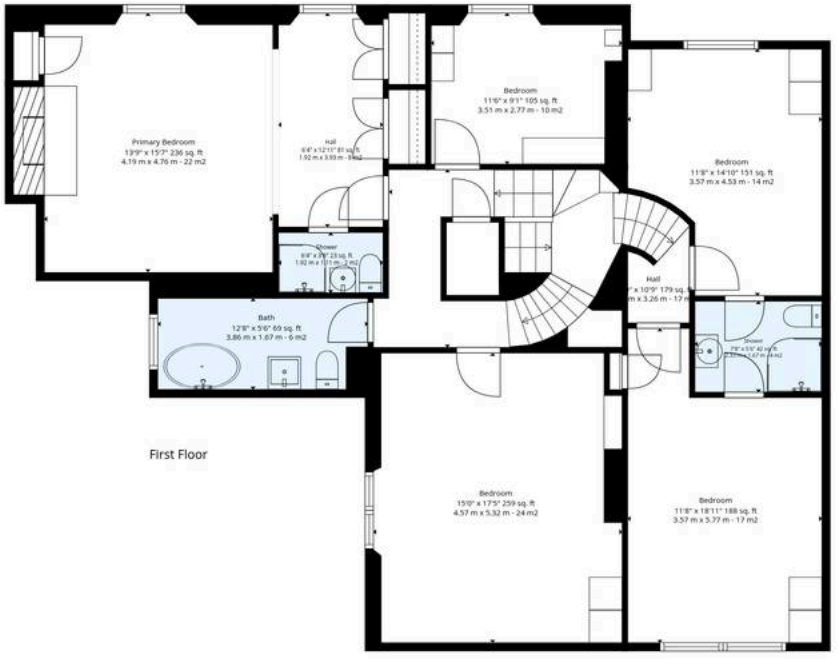
Paxton House - https://paxtonhouse.co.uk

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

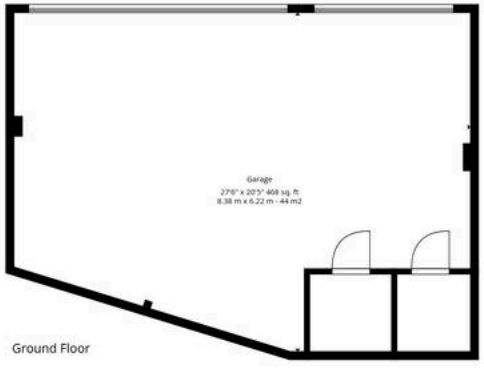
The Lowry Trail - https://www.visitberwick.com/what-to-do/the-lowry-trail/







First Floor



Ground Floor

Total: 2735 sq. Ft, 254 m2

Ground Floor: 1315 sq. Ft, 122 M2, First Floor: 1420 sq. Ft, 132 m2

Excluded Areas: Garage: 468 sq. Ft, 44 M2, Utility: 90 sq. Ft, 9 M2, Porch: 58 sq. Ft, 5 M2,
Walls: 229 sq. Ft, 20 m2

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.

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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
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