



## The Toll House 2 Castle Terrace

Berwick-upon-Tweed, TD15 1NP

**Offers Over £325,000**

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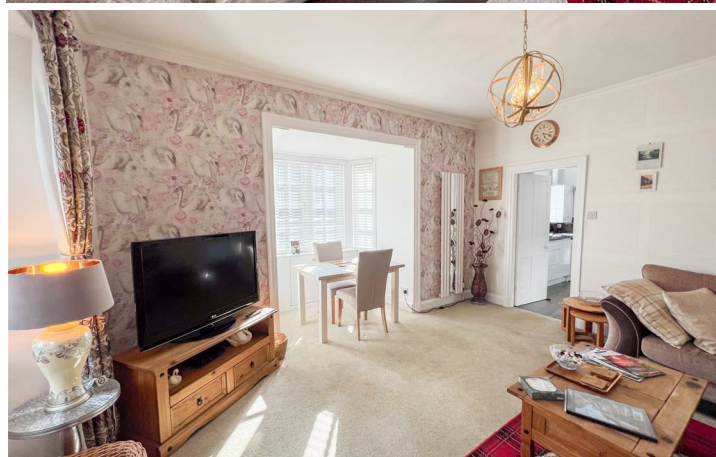
We are privileged to offer for sale this nationally significant grade 11 listed Toll House, which was constructed with the implementation of the railway coming to Berwick-upon-Tweed in 1847. It was believed that the property was positioned to restrict access to the railway from the north, with its bay windows overlooking two roads including the significant Great North Road, the Pike Master could clearly view both roads.

The property is located in a prominent position at the bottom of Castle Terrace, providing easy access to local amenities such as the town centre, railway station & river coastal walks. The main elevation faces south-east towards Castle Bridge, and the bay windows on the elevations look up Castle Terrace and North Road. The Toll House had an extension to the rear in 1932, which has not affected the character of the property.

The property is entered into a entrance hall through two leaf doors, from there you are led into a stunning lounge/dining area, with coving on the ceiling, a double window to the front and a deep bay window to the side making it a bright and airy room. Door from the lounge into a well appointed kitchen with quality units with appliances. There is a rear entrance hall with access to the side onto Castle Terrace and a door into a shower room with a modern white three-piece suite. The dual aspect double bedroom offers ample space for furniture, with a bay window to the side and a window to the front. The property has had hand made wooden double glazing installed and full gas central heating.

The present owner has been running a very successful holiday let from the property, however, it would make a magnificent permanent residence, which is within easy walking distance to the railway station and the centre of Berwick-upon-Tweed.

The property is beautifully presented and offers huge character and charm. This property must be viewed to be fully appreciated.



## Berwick-upon-Tweed

Berwick-upon-Tweed is England's most northerly market town and offers a wide range of amenities including supermarkets, local and national shopping facilities, a number of first, middle and an academy senior school. Longridge Towers, is a small private school located two miles from the town. Berwick also has excellent sports, leisure facilities and numerous clubs and societies, including football, rugby, bowling, two quality golf courses and a sports centre with swimming pool and a gym. Inland, there is a swathe of unspoilt countryside including the Cheviot Hills and the River Tweed. Areas such as these offer a range of outdoor pursuits and hobbies including: walking, shooting, sailing, fishing and diving. Along the coastline there are miles of unspoilt beaches in such places as Berwick and nearby Spittal as well as Coldingham Bay to the north and Cocklawburn Beach and Bamburgh to the south. There are also places of historical interest such as Holy Island, Bamburgh Castle, Dunstanburgh Castle, all reasonably near. In addition to these, the Farne Islands to the south and St. Abb's Head to the north, are areas that form part of the Berwickshire and North Northumberland Coast, an Area of Outstanding Natural Beauty (ANOB) and both are areas of Special Scientific Interest (SSI). Berwick enjoys excellent transport and commuting links via the East Coast Mainline and the A1 trunk road. These connect Berwick easily to Edinburgh and Scotland to the north and Newcastle and beyond to the south. To the west lies Kelso and the beautiful countryside of the Scottish Borders and the Tweed Valley.

### Entrance Hall

5'3 x 3'9 (1.60m x 1.14m)

Double doors giving access to the entrance hall which has access to the loft and two power points.

### Lounge/Dining Area

16'1 x 17'9 (4.90m x 5.41m)

A stunning reception with coving on the ceiling and a deep bay window to the side with a cupboard below housing the

electric meters and a double window to the front. Two central heating radiators, a television point and six power points.

### Kitchen

9'9 x 10'1 (2.97m x 3.07m)

Fitted with a range of white gloss wall and floor kitchen units with granite effect worktop surfaces with a tiled splashback. Stainless steel sink and drainer, a built-in oven, four ring ceramic hob with a cooker hood above. Plumbing for an automatic washing machine and a wall mounted gas central heating boiler. Window to the side, a central heating radiator, recessed ceiling spotlights and six power points.

### Rear Hall

3'3 x 5'5 (0.99m x 1.65m)

Partially glazed entrance door to the side of the property.

### Shower Room

8'8 x 4'6 (2.64m x 1.37m)

Fitted with a modern white three-piece suite which includes a circular sink with a vanity unit below and a mirror above, a toilet and a corner shower cubicle. Frosted window to the side, recessed ceiling spotlights and a heated towel rail.

### Bedroom

16' x 18'2 (4.88m x 5.54m)

A superb double bedroom with coving and a bay window to the side and a double window to the front. The bedroom has two central heating radiators and a shelved recess. Six power points, a television point and a telephone point.

### General Information

Full double glazing.

Full gas central heating.

All fitted floor coverings are included in the sale.

All mains services are connected.

Council tax band: A

EPC: TBC

### Agency Details



## OFFICE OPENING HOURS

Monday - Friday 9.00 am - 5.00 pm

Saturday 9.00 am - 12.00 pm

Saturday Viewings 12.00pm - 1.00pm

## FIXTURES & FITTINGS

Items described in these particulars are included in the sale, all other items are specifically excluded. All heating systems and their appliances are untested.

This brochure including photography was prepared in accordance with the sellers instructions.

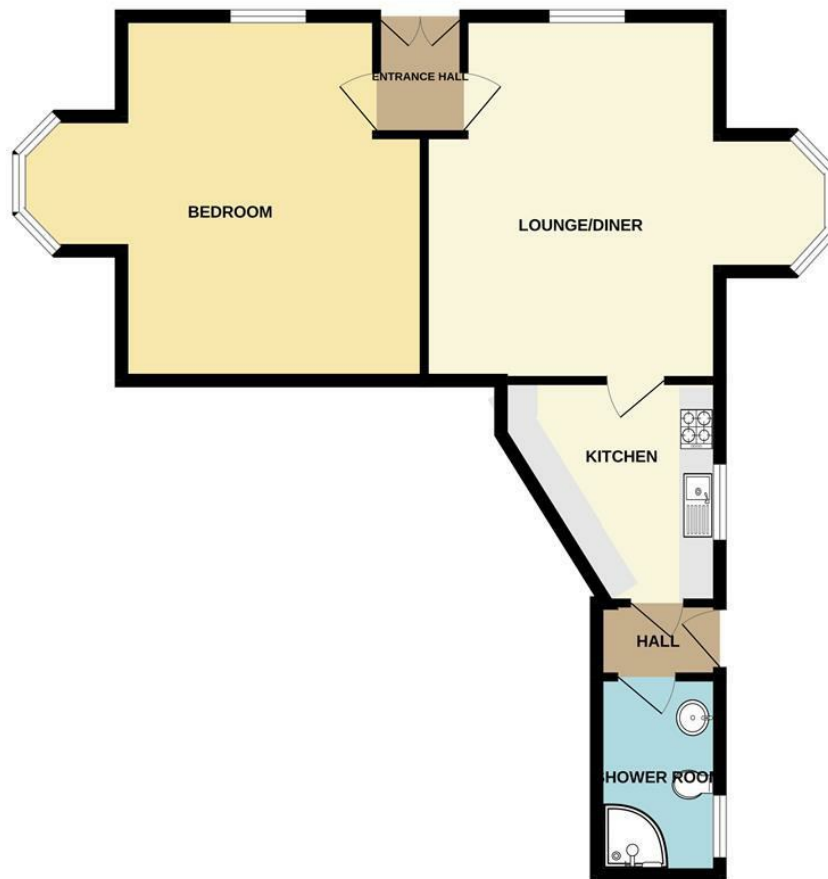
## VIEWINGS

Strictly by appointment with the selling agent and viewing guidelines.





GROUND FLOOR  
605 sq.ft. (56.2 sq.m.) approx.



TOTAL FLOOR AREA : 605 sq.ft. (56.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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