

THE

COURTHOUSE



Welcome

Situated in the heart of Berwick, The Courthouse offers an unparalleled living experience with luxury at its core. Combining grade II listed status with a stunning contemporary renovation, a collection of five unique family homes, with a history like no other, have been created. Four 4 and 5 bedroom townhouses offer generously proportioned accommodation over three floors, rich in period detailing, while a 2 bedroom hay loft apartment lies to the rear of the main building above the old stable block. The picturesque courtyard, which the buildings surround, provides private parking, external storage and rear door access and is just as impressive as the facade.

Serving as a prison and a court, as well as commercial offices, the walls of The Courthouse could certainly talk. Designed by renowned Scottish Architect, Thomas Brown, The Courthouse remains one of his most preserved works, with the building remaining largely unchanged from its original plan as a prison.

Built on the principle of treasuring, preserving, and showcasing the heritage of this truly unique building, we are committed to remaining faithful to The Courthouse's history and continuing its story. Retaining the original floorplan means dining in the former chapel, a wine cellar in the old vaults, and library in the former cells to name a few.

The Courthouse offers a unique opportunity to live amongst true history in an iconic example of heritage architecture, whilst enjoying all the benefits of luxury modern living.

A charming *Location*

Situated within the historic walls of the ancient Border town, The Courthouse holds an enviable position. Neighbouring by two stunning churches and their accompanying grounds, and bordered by the historic ramparts; The Courthouse provides heritage and charm from every angle. Located on the widest street in town and surrounded by greenery, the sense of space and tranquillity is truly exceptional for a central development with accommodation on this scale.

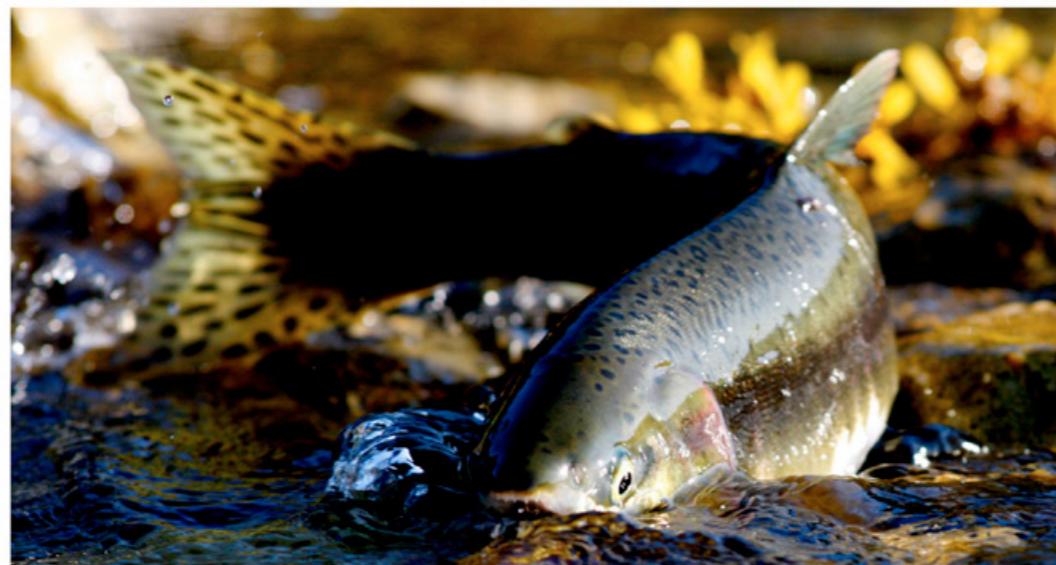
Well served by local amenities, Berwick boasts a plethora of leisure activities that would be unexpected for a town this size. The Maltings Theatre and Cinema is the beating cultural heart of Berwick, staging world class productions and events throughout the year, while foodies can enjoy the vibrant and varied culinary scene.

Unspoilt beaches and rugged coastline offer numerous opportunities for sports enthusiasts and walkers alike. Golf is well catered for with Berwick Golf Course a minute's walk away while the Championship Course at Goswick can be reached in just twenty.

Country and sporting pursuits are readily available, including hill walking, riding, hunting and shooting. Anglers will delight in the bountiful stocks of the world famous River Tweed which produces more fly caught fish than any other in Britain. The North Sea also provides a magnificent sea fishing experience with fresh crabs and lobsters caught daily.

Lindisfarne National Nature Reserve, Bamburgh Castle and the ancient Border towns of Coldstream, Kelso and Melrose are all within easy reach.





*The Glowing sun lay in the west
Like some great ball of fire
And 'gainst the skyline looked her best -
The sight I did admire.
Just then I reached a favoured spot
Where expert anglers go;
'Twas there I heard the blackbird's note
Trill on the breezes low.*

THOMAS GREY (1863 - 1928), Tweedmouth

Unrivalled *Connections*

The quaint but well served town of Berwick offers a quality of life that is becoming increasingly rare. With the outdoors and community at its heart, Berwick feels a world away from the nation's capitals.

However, its position on the main trainline intrinsically links the town with the economic hubs, making The Courthouse ideal for commuters and those looking for a second or holiday home alike.

Edinburgh and Newcastle can be reached in under 1 hour, while travel time to London is just 3 hours and 40 minutes.

Situated just off the A1 trunk road, Berwick also enjoys convenient road links to both the north and south, adding to the attraction of the area.

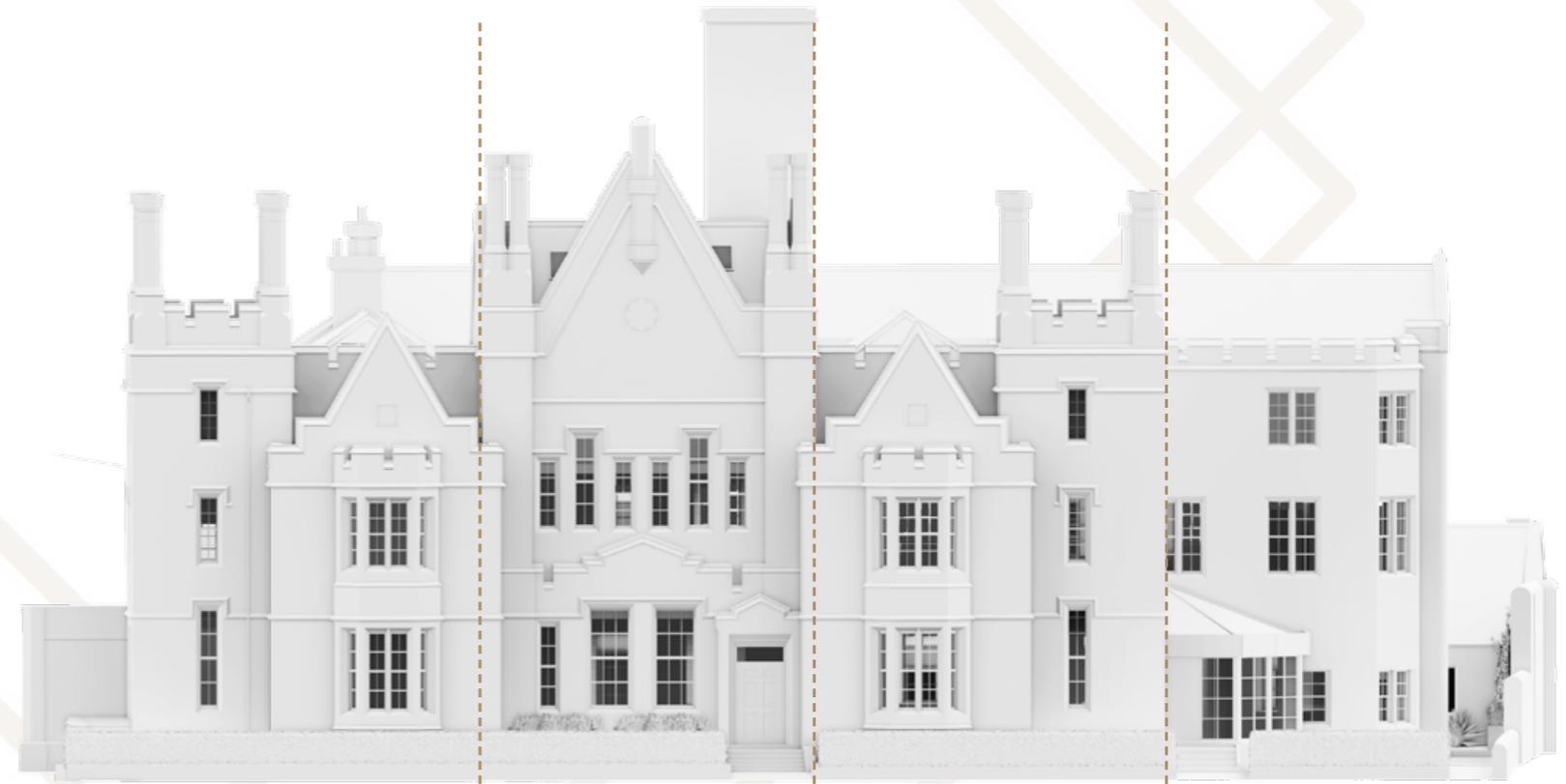


Development *Plan*

The Courthouse is an exclusive collection of four townhouses and one hay loft apartment. The development sensitively combines luxurious modern living within a traditional shell for timeless elegance and a lasting appeal. Each townhouse is truly unique as a result of splitting the building vertically as opposed to a standard apartment approach. The result is multi-level living with both front and rear door access which you would expect from a true family home.

Their unique floorplans offer the opportunity to select a layout that truly reflects your way of living. So, whether you are looking for relaxed open plan family living or prefer formal entertaining spaces, there is an option for everyone. Staying true to the original floorplan has created exceptionally generous bedroom accommodation where en-suites are the norm, not the exception, and master suites become truly boutique hotel worthy. From teenagers to guests, everyone can enjoy their own slice of luxurious living and a space to call their own.

Residents will enjoy two private allocated parking spaces and each home comes with a separate external storage area situated within the old stable block.

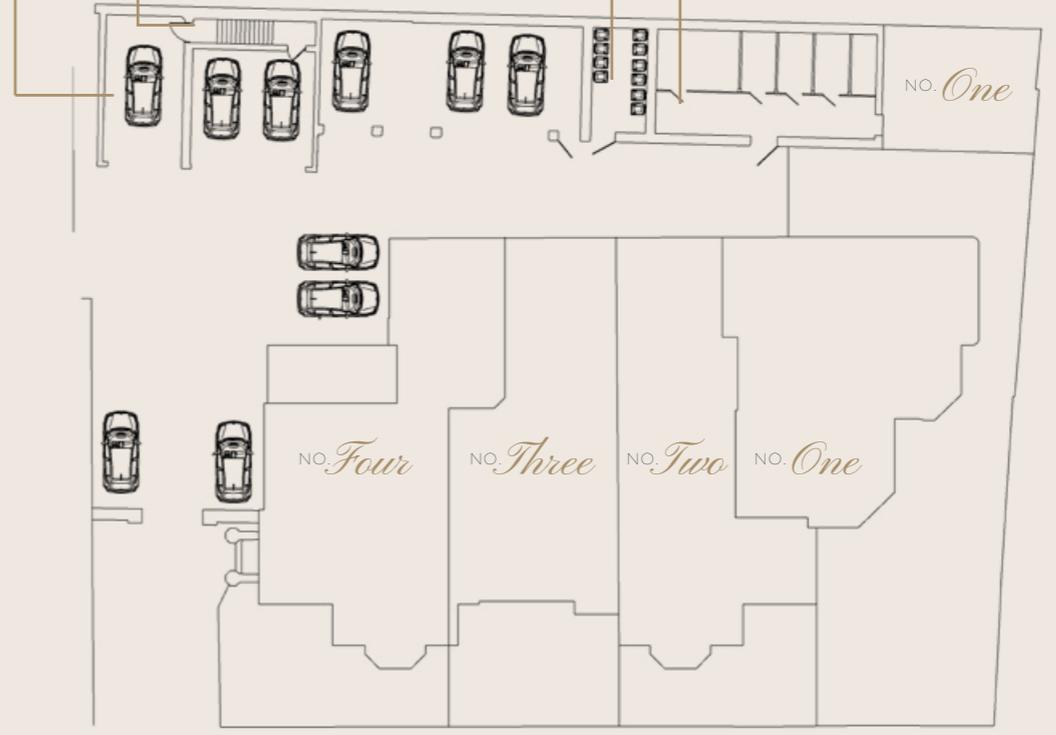


NO. <i>Four</i>			NO. <i>Three</i>			NO. <i>Two</i>			NO. <i>One</i>		
		283m ²			273m ²			271m ²			271m ²
5	4	3,046ft ²	4	3	2,939ft ²	4	4	2,917ft ²	4	4	2,917ft ²



- Two private allocated parking spaces per townhouse
 - Access to hay loft apartment (SOLD)

- Communal concealed bin store
 - Secure storage bay within old stables for townhouses no. 4, 3 and 2 (additional storage for 1 within annexe)



Townhouse NO. *One*

This four bedroom home is the jewel in the crown of The Courthouse. Sitting on the largest plot, this unit boasts a large front garden and special courtyard oasis to the rear. The addition of a sun room has created a bright and welcoming kitchen diner that will surely become the heart of this fantastic home.

Separate reception rooms allow space for formal entertaining with the dining room located in the former chapel. This is a particularly spectacular space with beautiful ceiling detail.

Positioned predominantly within the prison wing, this home is especially rich in the history of the building's previous life. The former cells have been transformed into luxurious en-suites and dressing rooms. The principal suite makes a real statement with a stunning feature bath and dual aspect windows for plenty of light throughout the day.

This townhouse provides an abundance of accommodation options to suit all lifestyles. Unique to this property are both the ground floor en-suite bedroom and privately accessed annexe within the stable block. This provides a versatile space that can be used for either a home office, playroom or gym for example.



NO. *One*

271m²
2,917ft²



GROUND FLOOR	DIMENSIONS	
Hall	1.99m x 3.97m	6'3" x 13'0"
Kitchen/Dining	7.51m x 5.24m	24'8" x 17'2"
Dining	4.39m x 2.93m	14'8" x 9'7"
Living	4.34m x 3.65m	14'3" x 12'0"
Bedroom 1	4.30m x 3.85m	14'1" x 12'8"
En-suite	2.66m x 1.30m	8'9" x 4'2"
WC	1.50m x 1.30m	4'11" x 4'2"
Playroom	3.65m x 5.23m	12'0" x 17'2"
Office	3.00m x 5.23m	9'10" x 17'2"
Courtyard Garden	11.39m x 4.19m	37'4" x 13'9"
FIRST FLOOR	DIMENSIONS	
Principal Suite	4.19m x 2.88m	13'9" x 9'6"
Dressing Room	4.37m x 2.52m	14'4" x 8'3"
En-suite	4.37m x 1.80m	14'4" x 5'11"
Bedroom 2	1.70m x 3.90m	5'7" x 12'10"
Bathroom	2.59m x 3.90m	8'6" x 12'10"
SECOND FLOOR	DIMENSIONS	
Bedroom 3	4.24m x 2.87m	13'11" x 9'5"
Dressing Room	1.79m x 3.82m	5'10" x 12'6"
En-suite	1.82m x 3.82m	6'0" x 12'6"
Library	4.1m x 3.82m	13'5" x 12'6"
Laundry	1.84m x 3.82m	6'0" x 12'6"



Townhouse NO. *Two*

This four bedroom home offers the most exceptional bedroom accommodation. All four bedrooms are generously proportioned with their own en-suites or private access to a bathroom. Three of these have a dedicated dressing room including the principal suite which also serves as a private lounge. This unit will therefore particularly appeal to those who want to ensure every resident or guest enjoys their own luxurious private space, without compromise.

Positioned within the right wing of the main building, townhouse no. 2 enjoys a beautiful bay window feature within the main open plan living space, but also in the luxurious principal suite where a restored period fireplace can be found. The turrets provide luxurious bathing spaces, with a feature bath and walk through shower showcasing the quirky angled walls to their fullest.

A beautiful curved staircase lies at the centre of this home which holds a hidden surprise, as the original basement vault is now a showstopping wine cellar. Externally, this home enjoys a small front garden that enjoys the afternoon sun and is the perfect size plot for those looking to experience the benefits of a garden whilst remaining low maintenance.



NO. *Two*

271m²
2,917ft²

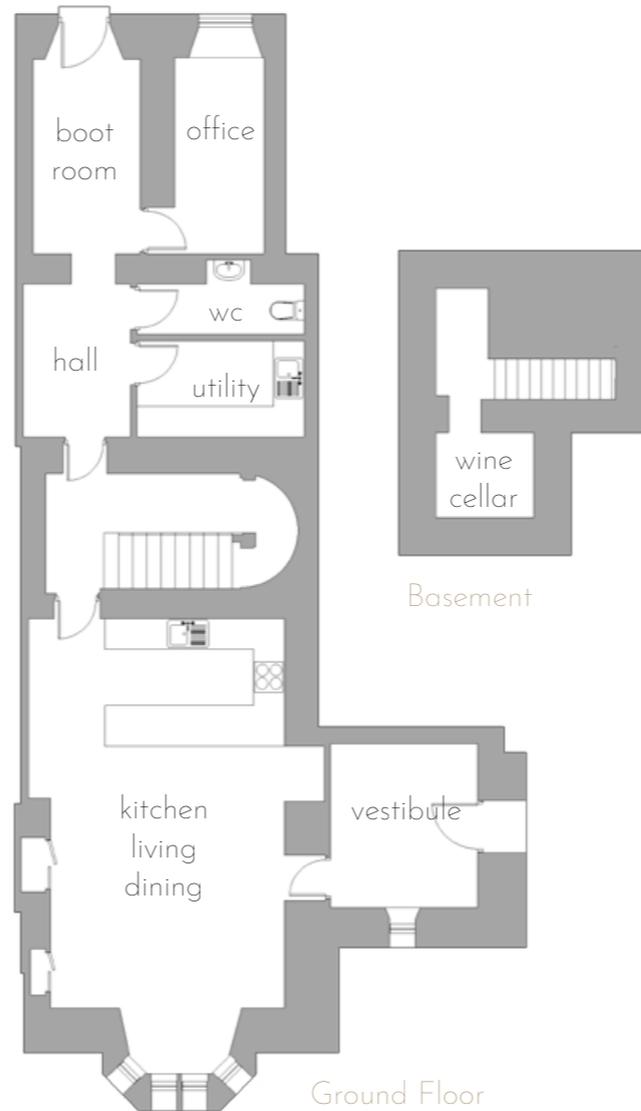


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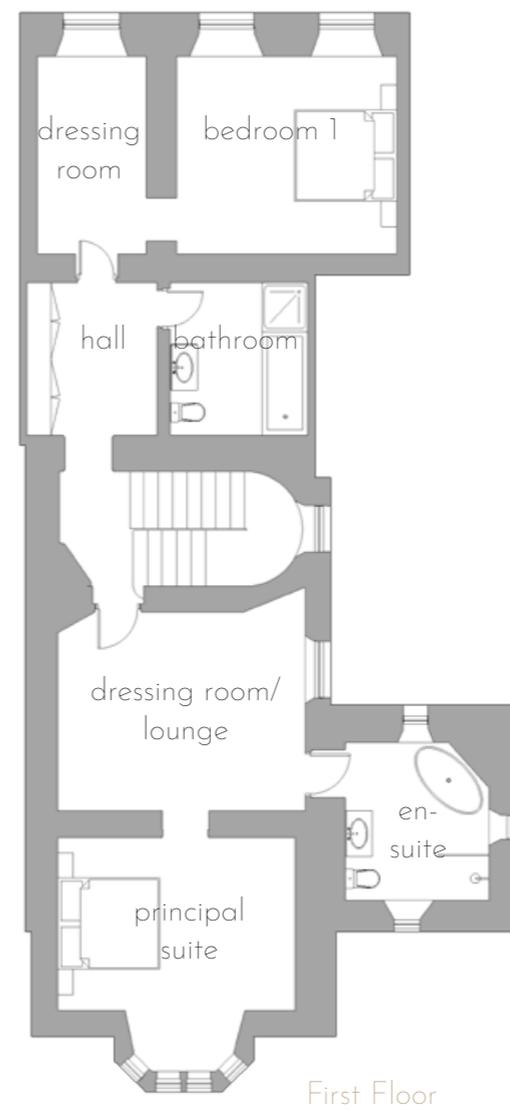


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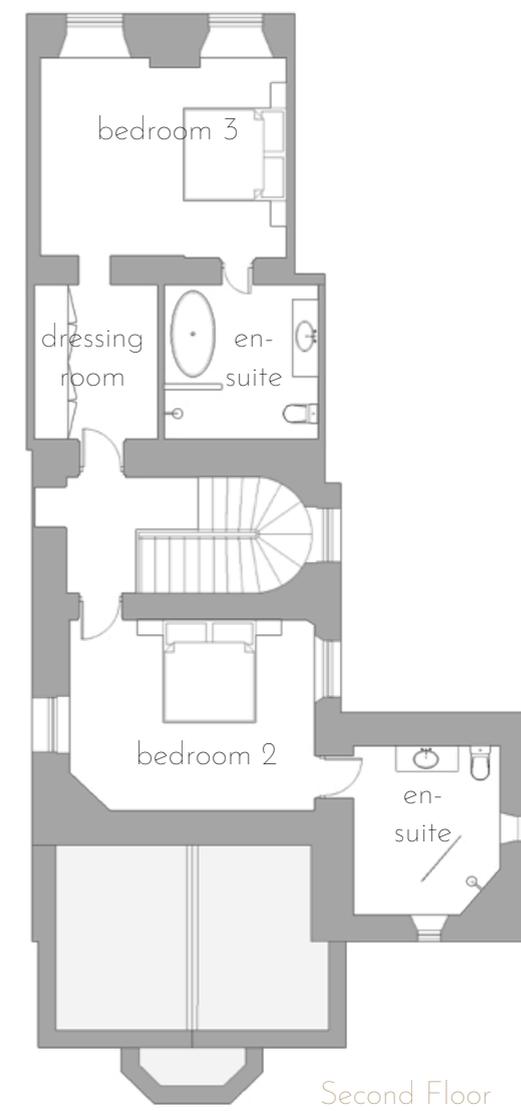
BASEMENT		DIMENSIONS	
Wine Cellar	1.92m x 4.50m	6'3" x 14'9"	
GROUND FLOOR		DIMENSIONS	
Kitchen/Living/Dining	5.02m x 8.95m	16'6" x 29'4"	
Office	1.76m x 3.86m	5'9" x 12'8"	
Boot Room	2.10m x 3.83m	6'11" x 12'7"	
Hall	4.95m x 2.26m	16'3" x 7'5"	
Vestibule	2.89m x 3.23m	9'6" x 10'7"	
WC	3.28m x 1.47m	10'9" x 4'10"	
Utility	3.28m x 1.89m	10'9" x 6'2"	
FIRST FLOOR		DIMENSIONS	
Principal Suite	4.67m x 4.60m	15'4" x 15'1"	
Dressing Room/Lounge	4.86m x 3.91m	15'11" x 12'10"	
En-suite	2.81m x 3.11m	9'3" x 10'2"	
Bedroom 1	4.32m x 3.88m	14'2" x 12'9"	
Dressing Room	2.14m x 3.88m	7'0" x 12'9"	
Bathroom	2.70m x 3.00m	8'10" x 9'10"	
Hall	2.56m x 3.01m	8'5" x 9'11"	
SECOND FLOOR		DIMENSIONS	
Bedroom 2	4.77m x 3.71m	15'8" x 12'2"	
En-suite	2.81m x 3.29m	9'3" x 10'10"	
Bedroom 3	4.79m x 3.86m	15'9" x 12'8"	
En-suite	2.99m x 3.01m	9'10" x 9'11"	
Dressing Room	2.40m x 3.01m	7'10" x 9'11"	



Ground Floor



First Floor



Second Floor

Townhouse NO. *Three*

Boasting the most impressive facade, this four bedroom home makes a statement first impression. The beautiful full width steps create a sense of grandeur more akin to a stately manor. This splendour is mirrored internally by the grand staircase which all of the accommodation is formed around.

A contemporary open plan living area provides a warm greeting and beautiful entertaining space, with an abundance of natural light from the stunning feature windows. The practicalities of the utility, boot room and office are all neatly tucked away to the rear through the quirky corridor feature formed from the old ventilation shaft.

The split level floors showcased by this townhouse are not found in the other properties and make no. 3 a unique proposition. The top floor lounge, with its fantastic skylights, offers great flexibility to suit any owner. It could be used as a second lounge, cinema room or den, to name but a few options.

Unique to this property is the most remarkable safe door to the first floor cupboard that is a real talking point. Similarly to townhouse no. 2, this property enjoys a small front garden benefitting from the afternoon sun and low maintenance nature.

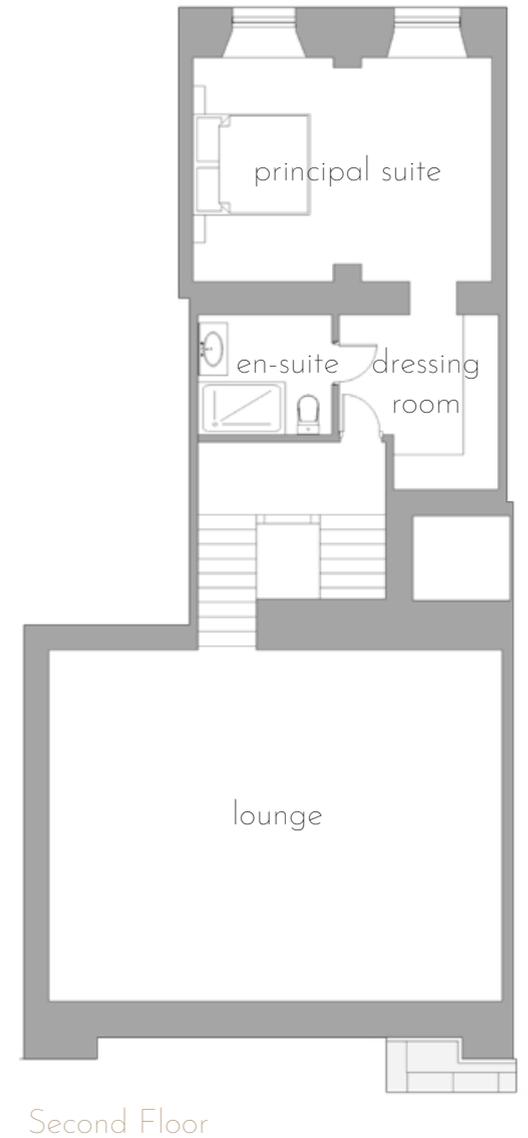
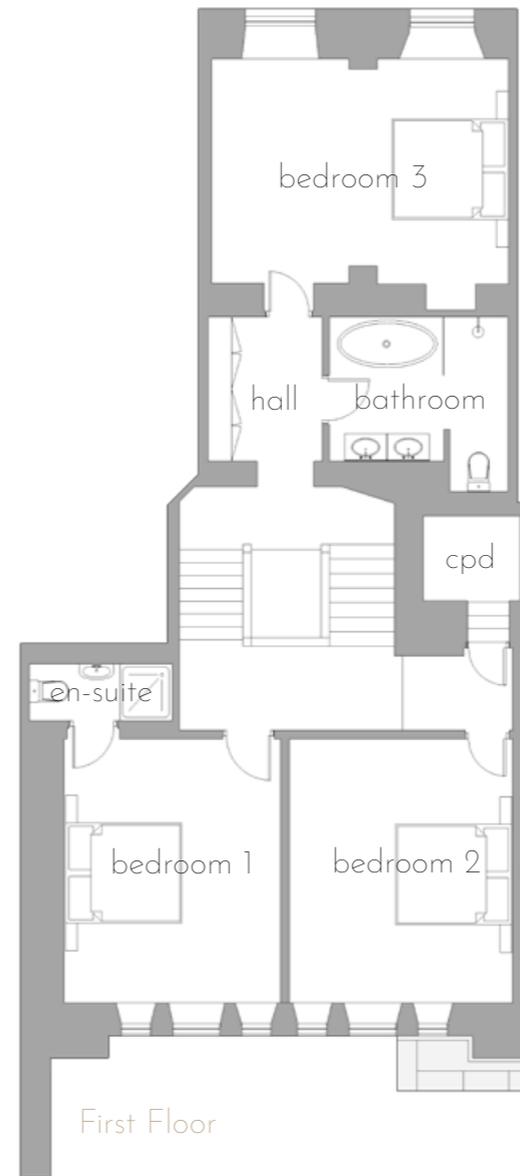
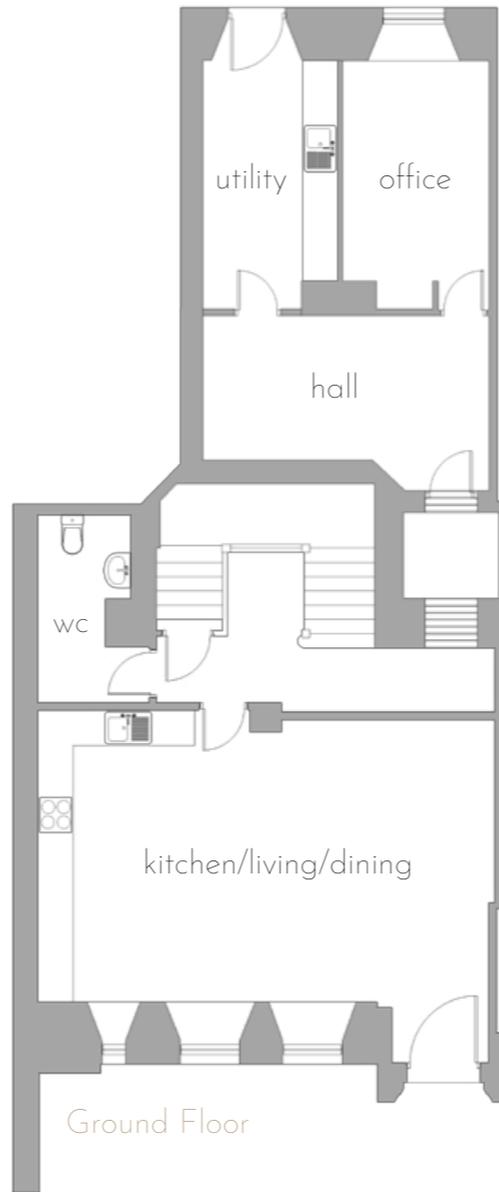


NO. *Three*

273m²
2,939ft²



GROUND FLOOR		DIMENSIONS	
Kitchen/Living/Dining	7.77m x 5.02m	25'6" x 16'6"	
Office	2.52m x 3.80m	8'3" x 12'6"	
Utility	2.32m x 4.29m	7'7" x 14'1"	
Hall	4.93m x 2.49m	16'1" x 8'2"	
WC	1.60m x 3.25m	5'3" x 10'8"	
FIRST FLOOR		DIMENSIONS	
Bedroom 1	3.73m x 4.55m	12'3" x 14'11"	
En-suite	2.46m x 0.98m	8'1" x 3'3"	
Bedroom 2	3.85m x 4.55m	12'8" x 14'11"	
Bedroom 3	5.10m x 3.87m	16'9" x 12'8"	
Bathroom	3.07m x 3.01m	10'1" x 9'11"	
Hall	1.96m x 2.49m	6'5" x 8'2"	
SECOND FLOOR		DIMENSIONS	
Principal Suite	5.13m x 3.86m	16'10" x 12'8"	
Dressing Room	2.74m x 3.01m	9'0" x 9'11"	
En-suite	2.30m x 2.06m	7'7" x 6'9"	
Lounge	7.79m x 6.05m	25'7" x 19'10"	



Townhouse NO. *Four*

The largest property internally, featuring five double bedrooms, townhouse no. 4 offers the most interesting accommodation within The Courthouse.

A sense of formality makes this home an entertainer's dream; starting with the grand main entrance to the separate dining room and formal lounge. In the latter, feature bay windows, original working shutters, and a restored fireplace beautifully showcase the period details of the building, whilst the kitchen with butler's pantry offers a practical solution for concealing the prep. Similarly, a dedicated laundry room, conveniently located on the second floor, ensures the day to day tasks can occur without impacting the rest of this statement home.

On the upper floors, a study offers wonderful views over the historical ramparts, while the principal suite provides 5* boutique hotel quality accommodation with a generously proportioned bedroom, separate dressing room, large en-suite with feature bath, and private lounge connecting all of these spaces.

Externally, there is a lawned front garden and raised patio to the rear, perfect for al fresco dining and evening drinks.



NO. *Four*

283m²
3,046ft²

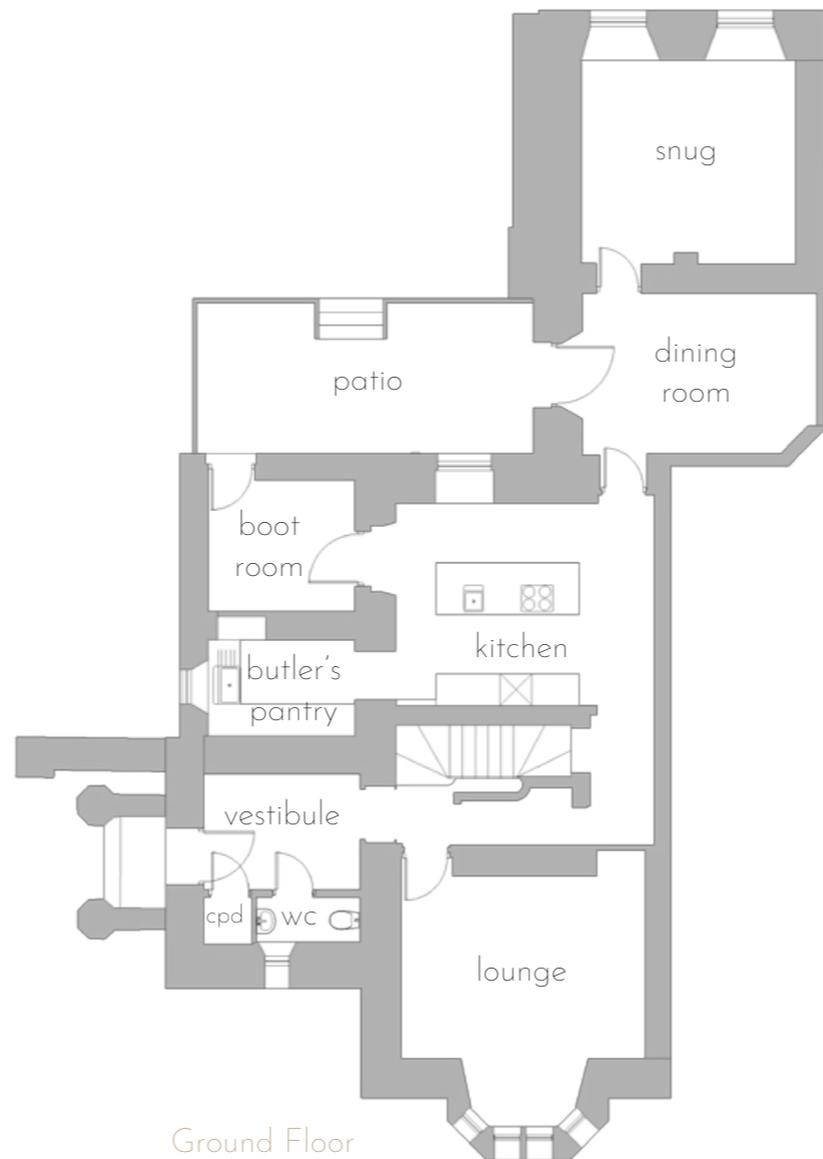


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GROUND FLOOR	DIMENSIONS	
Vestibule	2.93m x 2.18m	9'7" x 7'2"
Lounge	4.59m x 3.42m	15' 1" x 11'3"
Kitchen	4.85m x 3.80m	15'11" x 12'6"
Butler's Pantry	2.76m x 1.80m	9'1" x 5'11"
Dining Room	4.41m x 3.01m	14'6" x 9'11"
Snug	4.03m x 3.84m	13'3" x 12'7"
Boot Room	2.76m x 2.47m	9'1" x 8'1"
WC	1.95m x 0.84m	6'5" x 2'9"
Patio	6.39m x 2.91m	21'0" x 9'7"
FIRST FLOOR	DIMENSIONS	
Principal Suite	4.79m x 3.79m	15'9" x 12'5"
Lounge	4.35m x 3.01m	14'3" x 9'11"
En-suite	2.29m x 3.87m	7'6" x 12'8"
Dressing Room	2.06m x 3.87m	6'9" x 12'8"
Bedroom 1	4.67m x 3.41m	15'4" x 11'2"
En-suite	1.35m x 2.25m	4'5" x 7'5"
Bedroom 2	2.97m x 3.27m	9'9" x 10'9"
En-suite	2.80m x 1.78m	9'2" x 5'10"
SECOND FLOOR	DIMENSIONS	
Bedroom 4	4.43m x 3.86m	14'6" x 12'8"
Dressing Room	2.41m x 1.50m	7'11" x 4'11"
Bathroom	2.41m x 3.27m	7'11" x 10'9"
Bedroom 5	2.97m x 3.26m	9'9" x 10'8"
Study	4.80m x 3.80m	15'9" x 12'6"
Laundry Room	1.35m x 2.25m	4'5" x 7'5"



The details:

Kitchens

Each kitchen within The Courthouse has been individually designed by Kitchens International to reflect the space and highlight the unique architectural features of each home. Established in 1994, the company has grown to create an unrivalled award-winning reputation as one of the UK's most respected luxury kitchen specialists, providing innovative and quality kitchen solutions to homeowners throughout the UK.

The innovative LEICHT brand is used throughout The Courthouse, offering individuality, high quality and a contemporary international lifestyle. Owners will enjoy aesthetically beautiful kitchens where all details have been considered, making them a pleasure to use. As Germany's most popular premium kitchen brand, LEICHT promotes function, elegance and harmony. They have also invested significantly in a new 80,000m² state of the art assembly facility to become a carbon neutral manufacturer, compensating for all CO² emissions generated throughout the entire production chain.

Siemens appliances are specified throughout, while wine coolers will come from CDA. FlexInduction hobs with integrated downdraught extraction combine the latest technologies to elegantly solve the issue of extraction without detracting from the overall design. Quooker boiling taps come as standard, alongside Blanco sinks, as do beautiful marble finished Silestone worktops which are backed by a 25-year warranty.

In addition, all buyers will be invited to a Kitchens International demonstration evening. Organised in partnership with leading Scottish Chefs including Michelin starred Nick Nairn and Martin Wishart, it is an opportunity to enjoy an evening of beautiful food, cookery insight and good company.





The details:

Bathrooms

Bathrooms are sanctuaries and once again every detail has been considered to provide the most luxurious experience in every room, from the principal suites down to the cloakroom. Each bathroom has been uniquely designed with no two the same. Furniture has been positioned to offer the most comfortable user experience, whilst also highlighting the architecture of the room with feature baths, walk through showers and vanity recesses.

Taps and sanitary ware come from Crosswater. Synonymous with quality and up to the minute design looks, they provide the very best in brass ware engineering, fusing superb function and precision design. Their cohesive collections allow all elements within the bathroom to be co-ordinated. These are the kind of details that matter to us.

Stone freestanding feature baths and basins offer a superior specification that will delight owners, while wall hung sanitary ware offers contemporary sophistication. Functionality is key, with ample storage provided via wall hung and freestanding vanity units, whilst lit shower niches provide an elegant solution for showering essentials.

Individually controlled heated floors create a warmth underfoot on porcelain and marble floors, while seasonally controlled heated towel rails provide the perfect end to luxury bathing. Working hand in hand with the Interior Designer, Joelle Interiors, and The Edinburgh Tile Studio, a beautiful range of tiles from high end stone supplier, Ca' Pietra, have been specified.

The details:

Specification

Approached collaboratively with an architect and Edinburgh based designer, Joelle Interiors, the historical charm of the building has been retained throughout whilst thoughtfully designing with the purchaser in mind.

Traditional craftsmen have been employed to restore original elements, while modern technologies and materials have been sensitively applied to create the ultimate comfort.

Construction

The exterior of the building has been renovated using traditional materials and craftsmanship; damaged stonework has been replaced with matched stone, and the natural slate roof tiles have been replaced where required. Internally, additional insulation has been applied and the building has been subdivided to meet all fireproofing requirements and soundproofing needs.



Kitchen & Utility

- Designed & installed by award winning Kitchens International
- Cabinetry by LEICHT; the leading luxury German manufacturer with all kitchens produced at their ground-breaking carbon neutral factory
- Silestone worktops and splashbacks
- Integrated Siemens appliances throughout including induction hob, oven(s), fridge/freezer and dishwasher
- Innovative downdraft extraction
- Quooker boiling tap
- Blanco sinks
- Wine coolers by CDA
- Utility rooms (where applicable) plumbed and wired for washing machine and tumble dryer (appliances not included)

Bathrooms, En Suites & Cloakrooms

- High quality classic contemporary designs including:
- Crosswater taps & fittings
- Luxurious matt stone basins and freestanding baths
- Walk in showers
- Wall hung vanity units with concealed storage
- Heated towel rails with seasonal controls
- Underfloor heating with individual controls
- Luxury natural stone and porcelain wall and floor tiles

Internal finishes & decoration

- Ground floors fitted with Karndean luxury flooring laid in a wide plank herringbone pattern
- Tiled floors within all cloakrooms and bathrooms
- Luxury high quality carpets applied throughout first and second floors and staircases where applicable
- Walls and ceilings painted in matt emulsion finish from a heritage palette
- Woodwork painted in satin eggshell
- Period skirting boards, architrave, and cornices throughout
- Feature panelled walls
- Painted solid internal doors with period ironmongery
- Bespoke walk in wardrobes with integrated lighting

Lighting & Electrical

- Screwless switches and sockets throughout by Heritage Brass
- Designed lighting scheme combining wall lighting, pendants, and overhead task lighting
- 5-amp lighting circuits with bedside controls where applicable
- Dimmers applied to main living areas
- BT service cable to each property ready for clients' preferred supplier.
- Mains connected smoke and carbon monoxide/dioxide detectors

- Integrated CAT 6 data cabling

Plumbing & Heating

- Gas system boiler with hot water cylinder
- Zoned thermostatic controlled heating system
- Traditional column radiators
- Heated towel rails in all bathrooms and cloakrooms with seasonal setting function
- Individually controlled electric underfloor heating to all bathrooms

Windows & Doors

- Restored original timber windows and conservation double glazing
- New external doors and windows where applicable from bespoke FSC approved Bereco
- Solid timber panelled external doors with window lights above where applicable
- Subscription free video doorbell system
- Alarm/intruder system

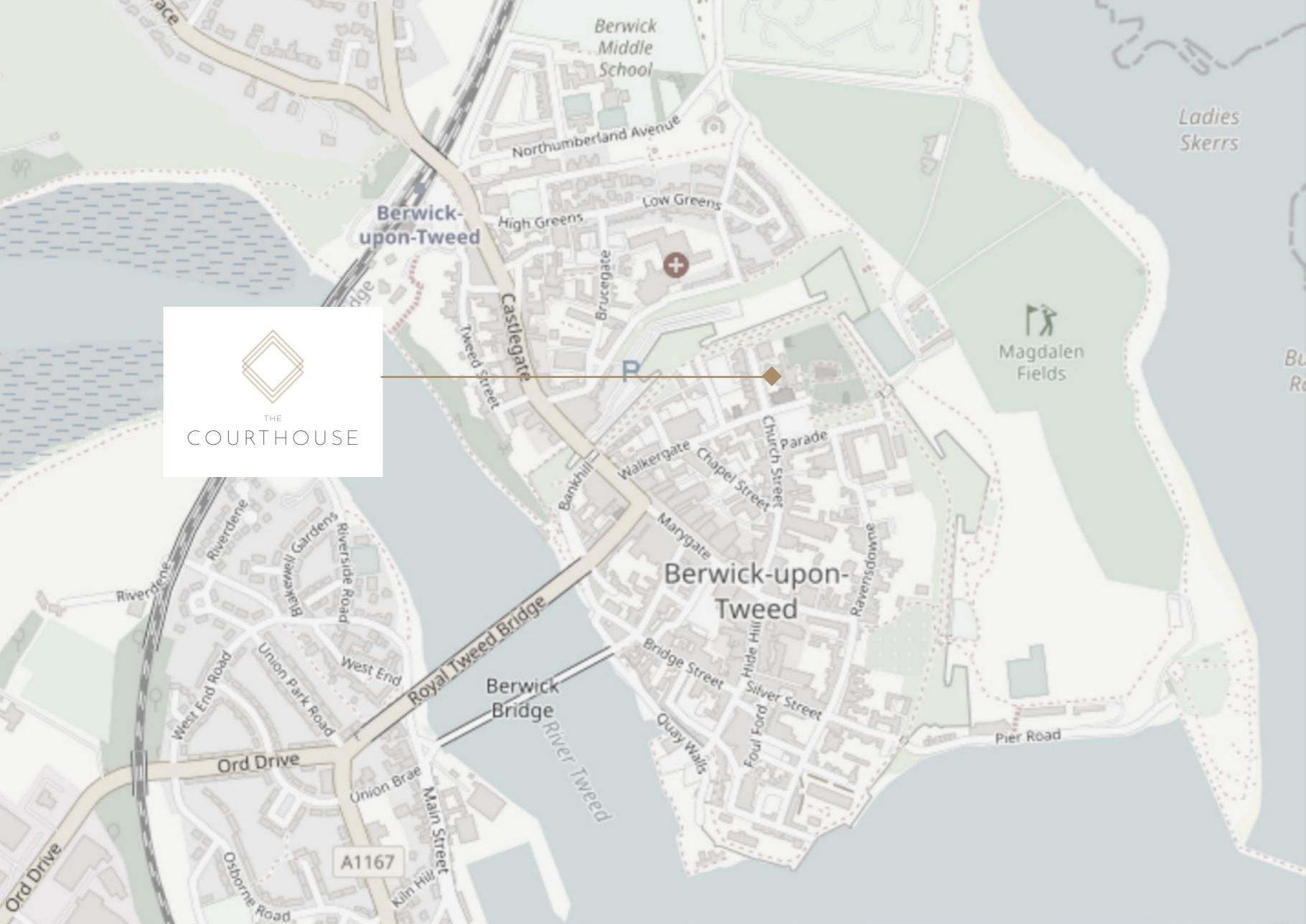
External

- Two private parking spaces per property
- Secure storage bay per property within outbuilding
- Concealed external bin store

- Landscaped gardens to the front and private patios where applicable

General

- 6 year architect certificated build warranty
- 10 year boiler guarantee
- Lifetime Karndean flooring guarantee
- 2 year kitchen & appliance warranty
- 25 year Silestone worktop warranty



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