

SIGNATURE

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📍 Palace Green, Berwick-Upon-Tweed TD15 1HR

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Offers In The Region Of
£599,000

Signature North East is thrilled to introduce this exquisite Georgian Grade II* listed treasure, formerly The Governor's House in the historic town of Berwick-upon-Tweed, Northumberland. With its origins tracing back to approximately 1720, this extraordinary property proudly displays its rich historical features and high ceilings along with six bedrooms. Cherished as a family home since 1976, this property features a neighbouring annex which presents an enticing opportunity for developers. The annex now stands as an alluring opportunity for expansion or investment. This piece of Northumbrian history overlooks the beautiful Governor's Gardens and boasts an enviable location, offering immediate access to the picturesque pier, affording tranquil views of the river Tweed. Additionally, it is within easy reach of a host of conveniences, including delightful restaurants, charming local shops, and great transportation links with the Berwick-upon-Tweed railway station being, just a brief 10-minute walk away, ensuring exceptional connectivity.

As you step through the grand entrance of this 17th-century residence, a capacious and welcoming vestibule beckons. From here, the generous entrance hallway grants access to the main ground-floor rooms. First, you're introduced to the spacious snooker room, a versatile space with abundant room for your preferred furnishings, allowing you to tailor it to your exact desires. Proceeding from here, you'll find the delightful drawing room, boasting ample space and radiating a warm and inviting ambiance, enhanced by the log burner nestled within an inglenook fireplace. Continuing the ground floor, one of the six charming bedrooms awaits, this is a versatile room offering ample space for a double bed, with the option to be utilised as a library or home office space to suit your needs. Completing the floor is a conveniently located utility room for your extra storage needs and an attached W.C.

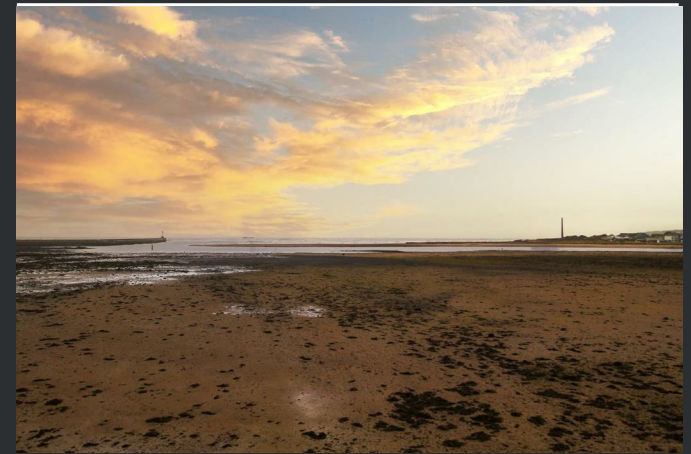
Venturing to the first floor, you'll encounter the charming living room, adorned with two expansive windows that bathe the room in natural light. This space boasts lovely ceiling cornicing, enhancing the room's character, along with a charming fireplace with a surround. Next, you'll discover the spacious kitchen, featuring an abundance of storage space through wall and base units, as well as ample space for a dining table, additionally, this kitchen is equipped with a freestanding cooker, and dishwasher. From here, you'll find the generous dining room, with high ceilings complemented by charming ceiling cornicing and illuminated by two large windows, creating a bright and refreshing ambiance. This room offers ample space for a family dining table and the versatility to be transformed to suit your needs and preferences. You'll also find a generous-sized bedroom on this floor, offering ample space for a double bed and your chosen furnishings. Completing the first floor is the charming bathroom, boasting an attractive roll top bathtub, a walk-in shower, and a hand basin.

As you ascend to the second floor, four generously sized bedrooms welcome you, each providing ample space for a double bed and your preferred furnishings. Versatility reigns here, allowing these rooms to be transformed into dressing rooms or extra reception spaces, catering to your unique needs and preferences. Next, you'll discover the well-appointed study room, accompanied by a convenient W.C., offering a private retreat for work or reflection. Completing the second floor is the expansive bathroom featuring a bathtub, bidet, and two sinks.

The basement cellar provides a generous amount of space that spans the entire ground area, divided into three partitions. While currently designated for storage, it holds the potential for renovation, subject to permission, to suit your specific preferences.

Externally, to the rear of the property, there is private parking for several cars.





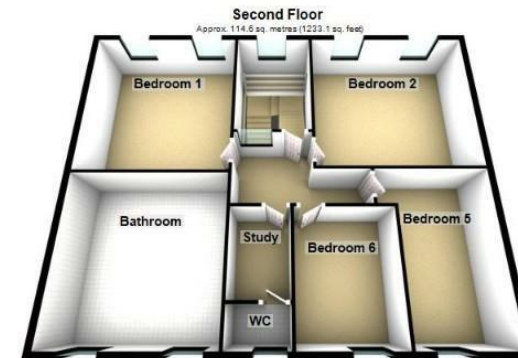
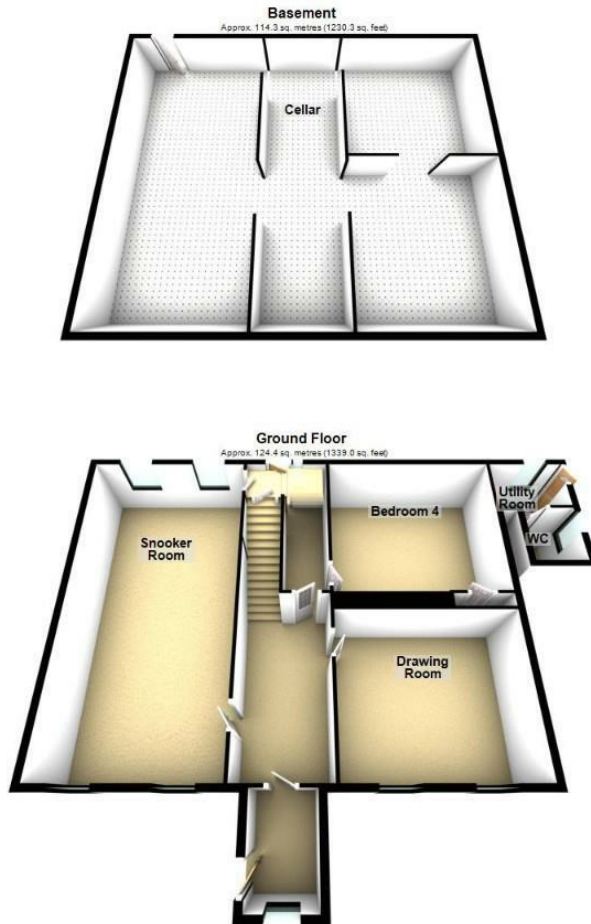
AWARDED
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Signature North East reach 150,000 per month on social media. We cover 19 locations in the North East. At signature we keep our doors open from 8AM - 8PM, when other estate agents are closed. We are a customer 5 star rated agent on allagents.co.uk. With a dedicated group of negotiators across the region, to the 'behind the scenes' Head Office team, each member of staff is passionate about the industry and cares about every client; you're at the heart of everything we do!

PLEASE NOTE THAT THE VENDOR HAS CERTIFIED THE PROPERTY INFORMATION AND IMAGES.

PROPERTY FLOORPLAN



Total area: approx. 468.7 sq. metres (5045.2 sq. feet)
Please be advised the floorplans are not drawn to scale and are to be used to give an idea of the layout of the property.
Plan produced using PlanUp.

EPC RATING: E



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