



3 Parade School Mews, Berwick-Upon-Tweed - TD15 1ET

Guide Price £285,000

PATON & CO

SALES | LETTINGS | RURAL



3 Parade School Mews

Berwick-Upon-Tweed

A charming three-bedroom home set within the historic former Parade School, offering characterful accommodation and an enviable town-centre position in the heart of Berwick-upon-Tweed.

- Three-Bedroom Semi-Detached Home
- Characterful Conversion of the Former Parade School
- Communal Garden Grounds
- Private Off-Road Parking
- Central Berwick-upon-Tweed Location

Accommodation Comprises

Ground Floor:- Reception Hallway, Dining Kitchen, Bathroom, 3 bedrooms

First Floor:- Sitting Room

External:- Cellar, Communal Garden Grounds, Private Parking



Property Description

3 Parade School Mews is a charming three-bedroom semi-detached home, tucked away in the very heart of historic Berwick-upon-Tweed. As the name suggests, the property was formerly the local Parade School and was thoughtfully converted in 2002 to create a small collection of distinctive homes, each retaining a sense of individuality and character.

The property welcomes you into a central entrance hallway, immediately setting the tone with excellent storage provided by two generous built-in cupboards. To the right, a well-proportioned dining kitchen offers an inviting space for everyday living and entertaining.

Branching from the hallway are two comfortable double bedrooms along with a third single bedroom, currently utilised as a home office, all served by a neatly appointed family bathroom.

A staircase leads to the first floor, where the accommodation opens up into a generous open-plan sitting room. This impressive space enjoys a sense of light and scale, making it ideal for both relaxing and entertaining.

Further storage is available via a useful cellar, offering excellent flexibility for hobbies, storage or wine keeping.

Externally, the property benefits from private off-road parking for one vehicle, along with a seating area within the communal garden grounds, a lovely spot to enjoy some outdoor space whilst remaining low-maintenance.

Positioned just moments from Berwick's amenities, historic walls and coastline, 3 Parade School Mews combines characterful living with a highly convenient town-centre location.

Distances

Berwick Train Station 0.5 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

<https://w3w.co/split.richer.speak>

Tenure

Leasehold, 974 years remaining

Council Tax

Band D

Energy Efficiency Rating

Rated C (77)

Services

Mains electricity, gas, water, drainage, gas central heating.

Fibre Broadband services available

Fixtures and Fittings

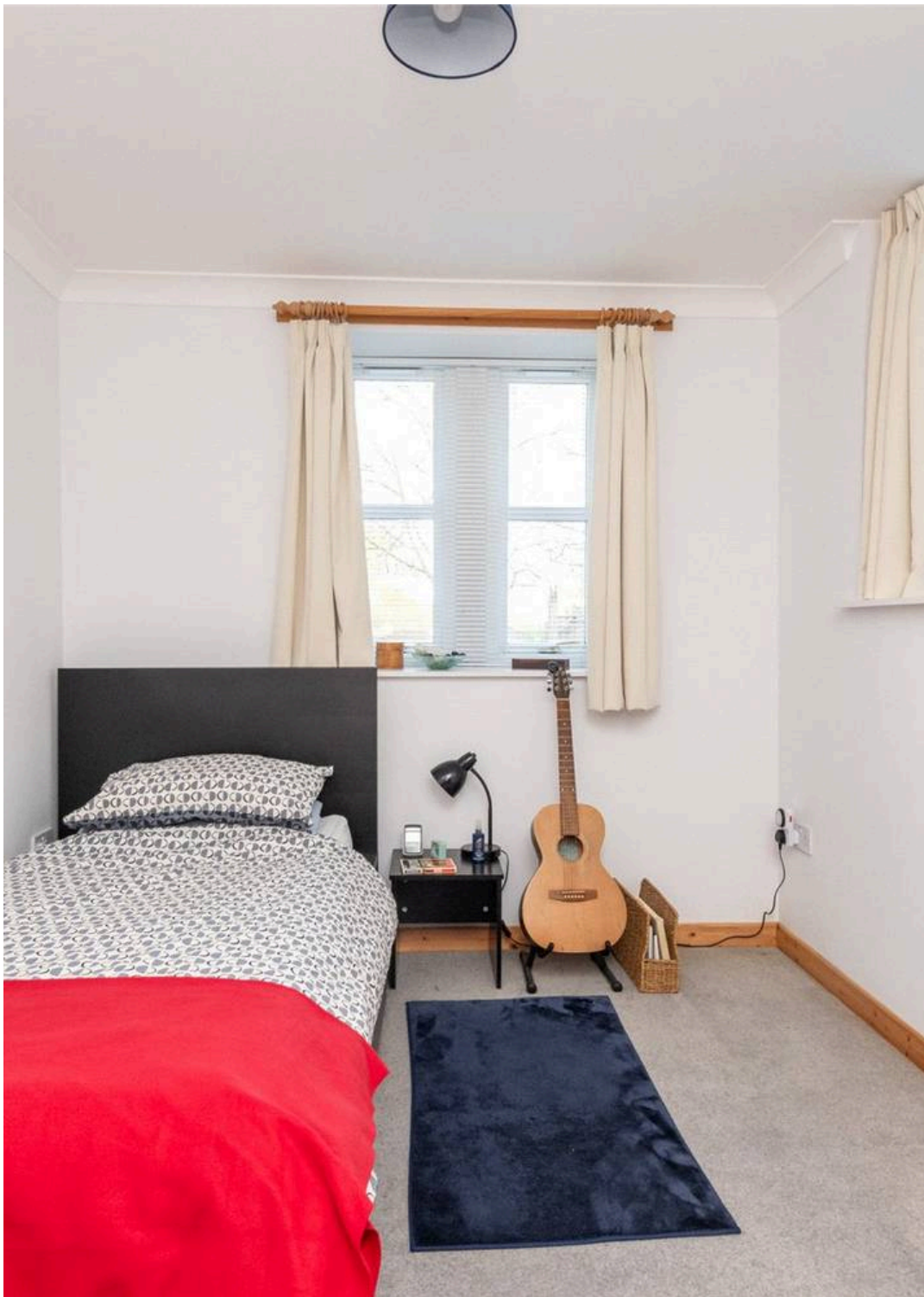
All fitted carpets, curtain poles, blinds, light fittings and integrated appliances form part of the sale.

Listing and Conservation

3 Parade School Mews is not a listed building, however does fall within a conservation area.

Agents Note

There is a restrictive covenant on the property which prevents the property being used as a holiday let, a business being run from the property and any branded/commercial vans parking in the allocated parking space.



Area Insights

3 Parade School Mews lies within the famous Elizabethan walls in Berwick-Upon-Tweed with easy and direct access to the town centre. The property sits in a quiet street close to the historic Berwick Barracks and access to stunning coastal walking routes around the town. 3 Parade School Mews gives you the feeling of peacefulness but still have the benefit of being close to a wide range of amenities.

The historic market town of Berwick-upon-Tweed is famous for its stunning architecture 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, cafes, restaurants and The Maltings theatre and cinema which offers daily shows and movies.

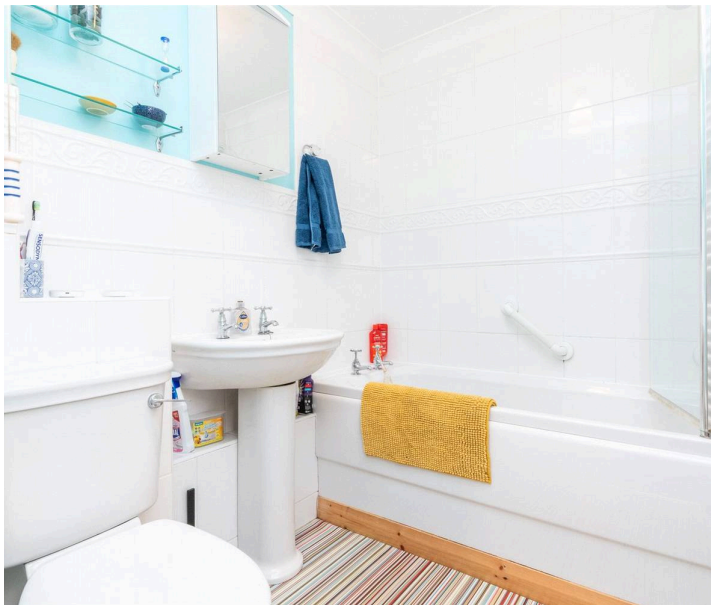
There is a main line railway station which has regular trains to both Edinburgh, Newcastle and London, both Edinburgh and Newcastle are sub one hour travel time and London in circa 3 hours 45 minutes. There is also the A1 trunk road which bypasses the town and provides easy access both north and south respectively.

The local area has a wide range of popular attractions and activities including Northumberland and Berwickshire's rugged coastline 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 five minutes' walk lies Berwick Golf Course and other courses can be found at Goswick, Eyemouth and the Hirsell.

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/>

Established Annual Film Festival - <https://info@bfmaf.org>

Berwick Literary Festival (since 2014) - <https://berwickliteraryfestival.com>

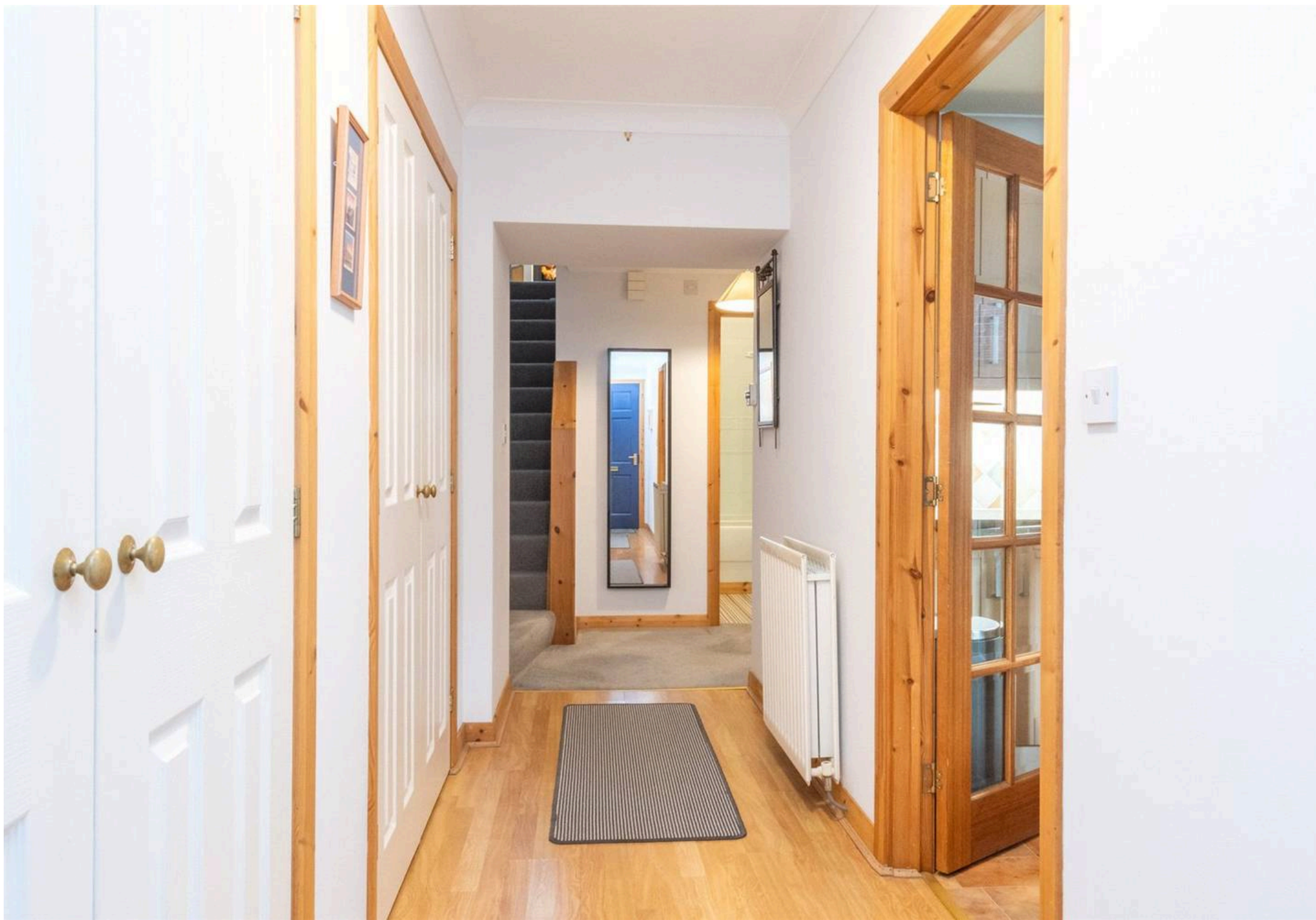
Berwick Sports and Leisure Centre - <https://www.activenorthumberland.org.uk/Centres/Swan-Centre.aspx>

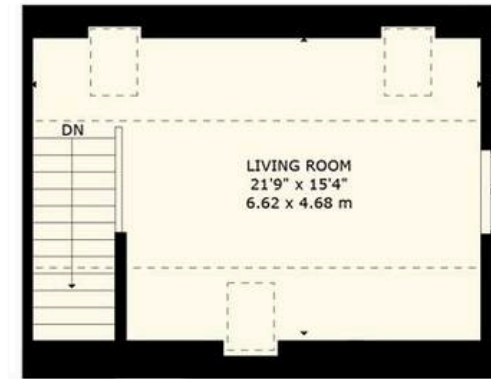
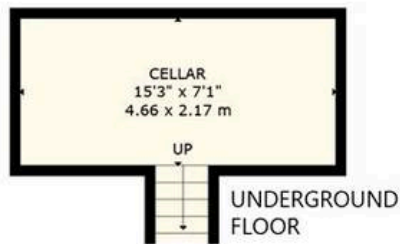
The Lowry Trail - <https://www.visitberwick.com/what-to-do/the-lowry-trail/>

Magdalene Fields Golf Club - <https://www.magdalene-fields.co.uk>

Goswick Links Golf Course - <https://www.goswickgolfclub.com>

Berwick Barracks Cinema - <https://www.maltingsberwick.co.uk/in-berwick/the-living-barracks/>





FIRST FLOOR

3 PARADE SCHOOL MEWS, BERWICK-UPON-TWEED, TD15 1ET
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL AREA 1,122 SQ FT / 104 SQ M
CELLAR 120 SQ FT / 11 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.

Copyright © Nest Marketing
www.nest-marketing.co.uk



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

1. The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor Paton & Co, the selling agent, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent. 2. The Purchaser(s) shall be deemed to acknowledge that he/she has not entered into contract in reliance on the said statements, that he/she has satisfied himself as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property. 3. Any error, omission, or misstatement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.

Important Notice

Paton & Co, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either in writing or by word of mouth. Any information given is entirely without responsibility on the part of the agents or the sellers. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and it should not be assumed that the property remains as photographed. Any error, omission or misstatement shall not annul the sale, or entitle any party to compensation or recourse to action at law. It should not be assumed that the property has all necessary planning, building regulation or other consents, including for its current use. Paton & Co have not tested any services, equipment, or facilities. Purchasers must satisfy themselves by inspection or otherwise and ought to seek their own professional advice. 3. All descriptions or references to condition are given in good faith only. Whilst every endeavour is made to ensure accuracy, please check with us on any points of especial importance to you, especially if intending to travel some distance. No responsibility can be accepted for expenses incurred in inspecting properties which have been sold or withdrawn. 4. The property is sold subject to and with the benefit of all servitude rights, burdens, reservations, and wayleaves including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes whether contained in the title deeds or informally constituted and whether or not referred to above. 5. These particulars and plan are believed to be correct, but they are in no way guaranteed. Any error, omission or misstatement shall not annul the sale or entitle any party to compensation nor in any circumstances give grounds for action at law. 6. Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. 7. Paton & Co Estate Agents LLP does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let, or withdrawn.



Paton & Co

Paton & Co LLP, Conduit House - TD15 1TB

01289542400 • enquiries@patonandco.com • www.patonandco.com/

PATON & CO

SALES | LETTINGS | RURAL