

5 Main Street, Horncliffe - TD15 2XW

Offers Over £195,000

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5 Main Street

Horncliffe, Berwick-Upon-Tweed

Traditional charm meets contemporary comfort in this upgraded Horncliffe home, with generous interiors and a versatile attic room. No garden, leaving more time to enjoy village life.

- Beautifully upgraded stone-built house
- Generously sized bedrooms
- Bright, spacious accommodation
- Wood-burning stove
- Stylish dining kitchen & separate utility room
- Energy Efficient Home

Accomodation Comprises

Ground Floor: Hallway, Lounge, Dining Kitchen, Utility, Shower Room.

First Floor: Landing, Bedrooms 1& 2, Attic Room.









Property Description

Set within the sought-after village of Horncliffe, 5 Main Street is an appealing stone-built end-terraced home, thoughtfully upgraded to bring together traditional character and contemporary comfort.

Extending to 112 sq. metres, the well-proportioned accommodation offers a welcoming sense of space, with two generous double bedrooms and a versatile first-floor attic room adding to its appeal.

The lounge provides an inviting setting in which to relax, with a wood-burning stove creating a natural focal point. A stylish dining kitchen with integrated appliances and an adjoining utility room adding everyday practicality. The contemporary shower room services the property and completes the ground floor.

Upstairs, the main landing leads to two generous double bedrooms, offering comfortable retreats away from the principal living spaces. Extensive fitted storage in the principal bedroom makes practical use of the space.

Accessed separately from the utility room, the first-floor attic room brings a further dimension to the accommodation. Whether used as a home office, playroom or space to pursue a hobby, it offers welcome flexibility without compromising either bedroom.

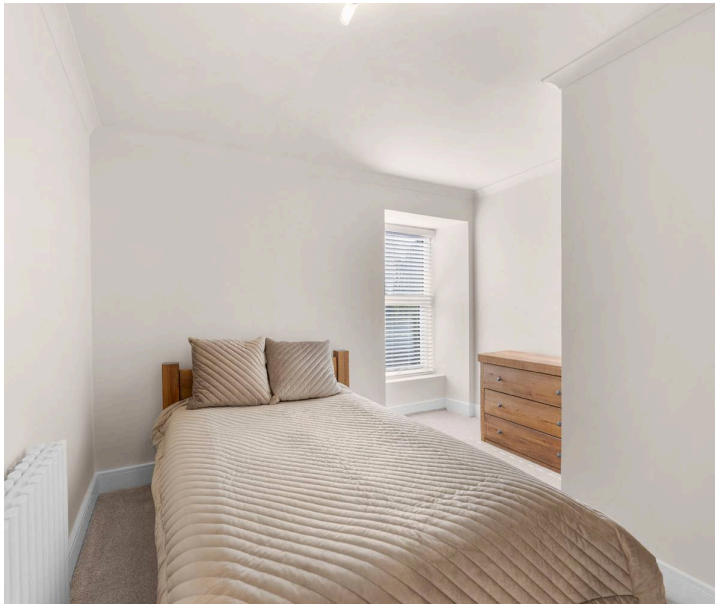
Behind its traditional stone exterior, the home benefits from air source heating and solar PV, combining traditional charm with modern energy-efficient features and an EPC rating of B (86).

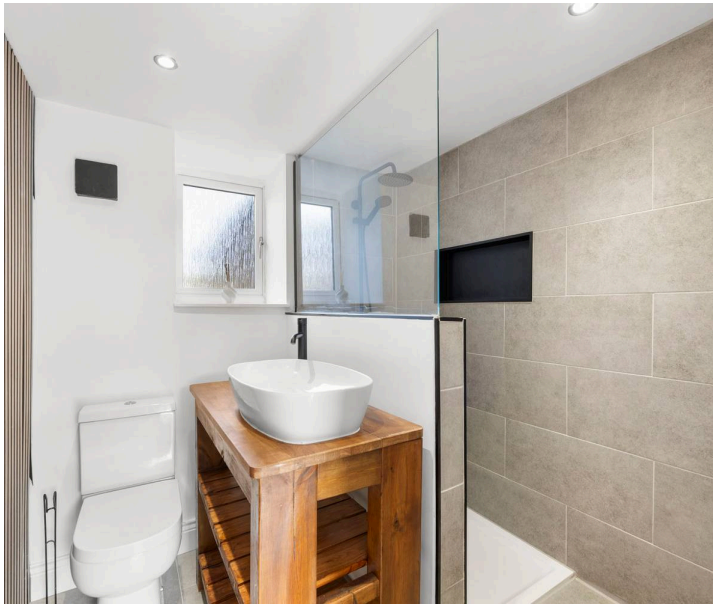
The property has no garden. Instead, its appeal lies in the opportunity to enjoy a characterful village home without the demands of garden upkeep. Horncliffe's country village setting is an important part of that appeal, with the amenities of Berwick-upon-Tweed within easy reach.











General Remarks

What3words: ///fears.highly.helps

Tenure:

Freehold.

Council Tax:

Band A

Energy Efficiency Rating:

EPC: B (86)

Local Authority:

Northumberland County Council

Services:

Mains water, drainage and electricity, air source heating, solar PV.

Fixtures and Fittings:

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

Listing and Conservation:

5 Main Street is not listed nor does it lie within a in a conservation area.



Area Insights

Horncliffe is situated on the northern edge of Northumberland, close to the market town of Berwick upon Tweed. Surrounded by beautiful countryside, it lies on the south bank of the River Tweed where it has two salmon fishing beats with ghillies. It is home to a popular village pub, The Fishers Arms, which is owned and refurbished by the local community and recently voted the UK's friendliest pub 2025, a B&B called The Old Church and the Horncliffe Memorial Hall which hosts multitudes of activities for the whole community. Two bus stops connect it to other towns such as Berwick Upon Tweed. Another charming addition to the surrounding area of this village is the Union Chain Bridge which is the oldest surviving vehicular chain bridge in the world.

Five miles east of Horncliffe is the nearby market town of Berwick upon Tweed which has further amenities and services including a wealth of cafes and restaurants, the Maltings Theatre and Cinema, a good choice of doctors and dental surgeries as well as a local hospital. Berwick also has an east coast main line railway station with regular trains to Edinburgh and London. The popular Longridge Towers School is 2 miles east of Horncliffe.

The region offers a range of popular attractions, including historical castles and villages to explore and a particularly stunning coastline to enjoy. For those who enjoy slightly more challenging walking opportunities, the Northumberland National Park and Cheviot Hills are within a short drive.

Permits for fly and bait fishing for trout and coarse fish are available on approximately 2 miles of both banks at Ladykirk and Norham.

Distances

Berwick-upon-Tweed 5 miles, Coldstream 11 miles, Duns 12 miles, Eyemouth 14 miles, Belfor 17 miles, Wooler19 miles, Kelso 20 miles, Alnwick 32 miles (all distances are approximate)







Useful Links

Fishers Arms - https://www.fishersarmshorncliffe.org/

Horncliffe Memorial Hall - https://www.horncliffememorialhall.org.uk

Horncliffe Events - https://www.horncliffeevents.co.uk/

Fishing - https://www.tweedbeats.com

Longridge Towers School - https://lts.org.uk

Chainbridge Honey Farm - https://www.chainbridgehoney.com/

The Maltings - https://www.maltingsberwick.co.uk/?FromMobile=1

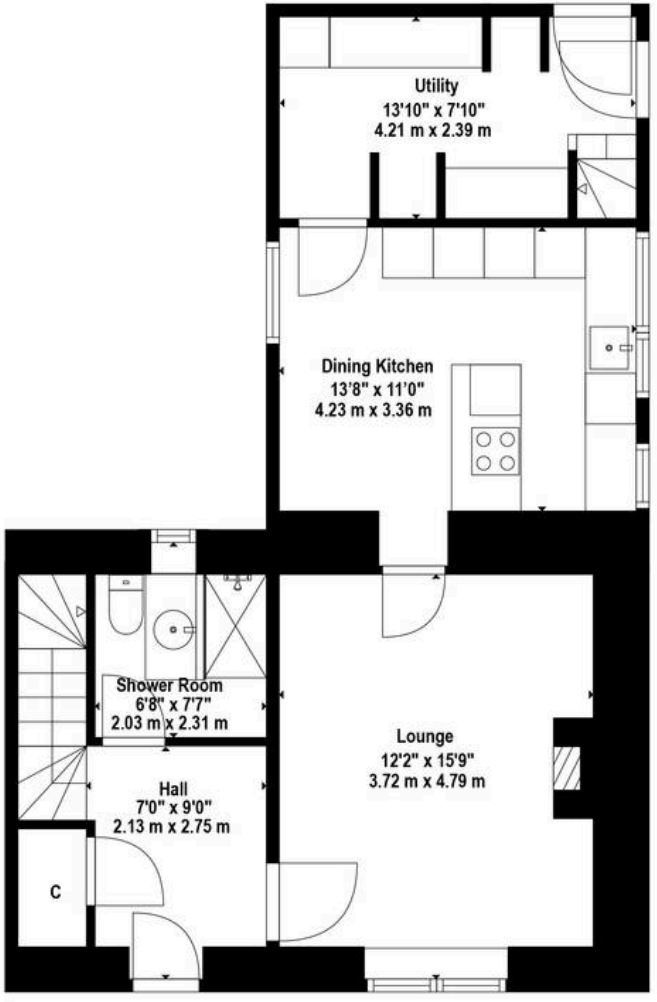
Berwick Museum - https://museumsnorthumberland.org.uk/berwick-museum-art-gallery

Berwick Castle - https://www.english-heritage.org.uk/visit/places/berwick-upon-tweed-castle-and-ramparts

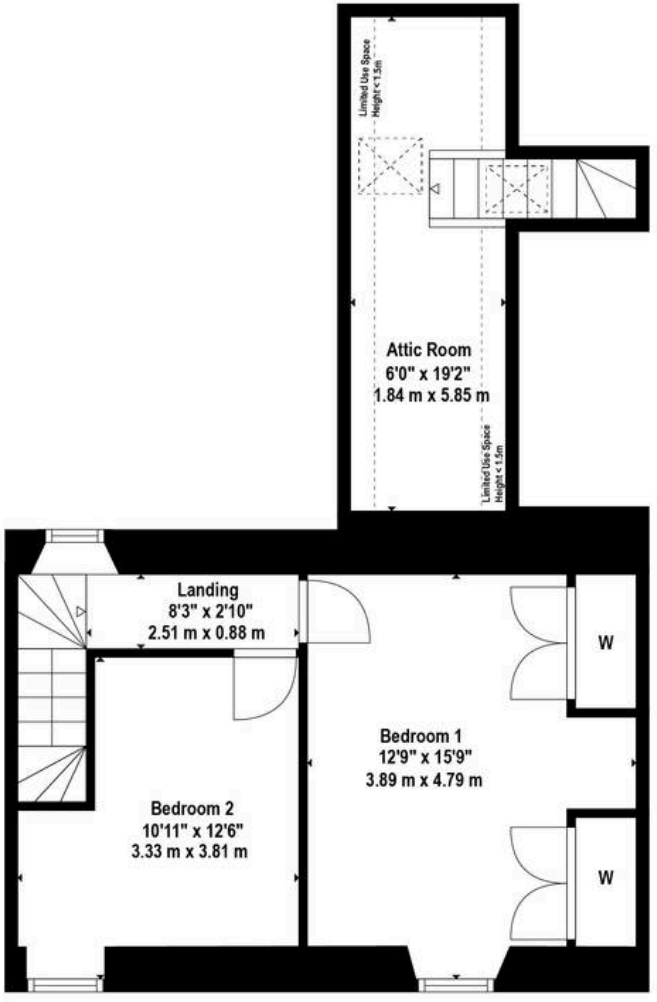
Berwick Train Station - https://www.lner.co.uk/the-east-coast-experience/our-stations/berwick-upon-tweed-station

Berwick Food & Beer Festival - https://www.berwickfoodandbeerfestival.co.uk/

Berwick Leisure Centre - https://www.placesleisure.org/centres/berwick-sports-and-leisure-centre/



Ground Floor



First Floor

5 Main Street, Horncliffe, Berwick-upon-Tweed, Northumberland, TD15 2XW

Measurement point

Indicates area of Limited Use Space

Gross internal area: 1205.56 sq ft / 112 sq m

Plan produced for Rettie in accordance with RICS International Property Measurement Standards. All plans are for illustration purposes and should not be relied upon as statement of fact Measurements shown are taken from points indicated. Areas with curved and angled walls are approximated.



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/

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