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ESTATE AGENTS

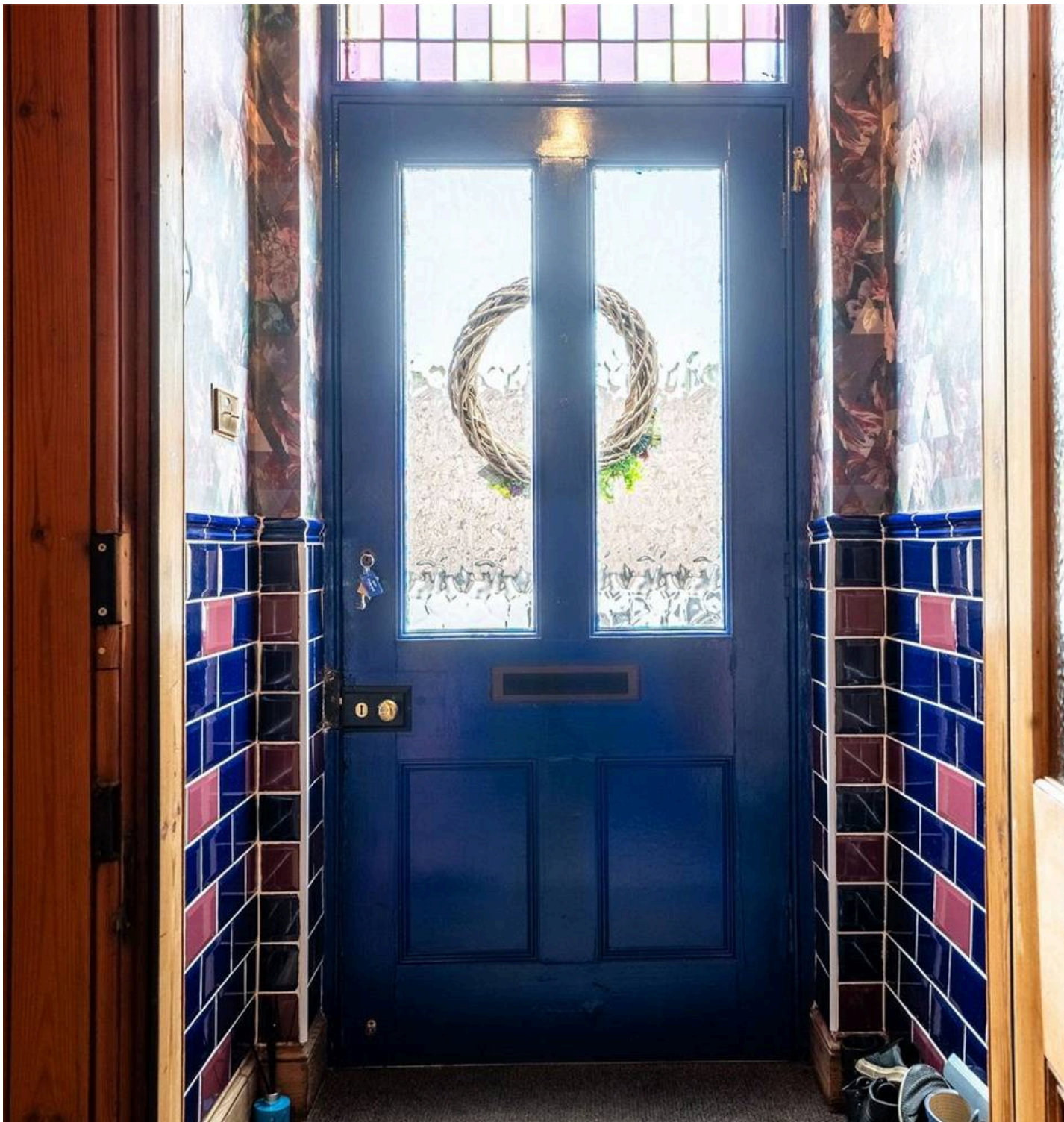
30 Church Road, Tweedmouth - TD15 2AN

Guide Price £330,000

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30 Church Road

Tweedmouth, Berwick-Upon-Tweed

30 Church Road is a truly special property abundant with original features and individual flair.

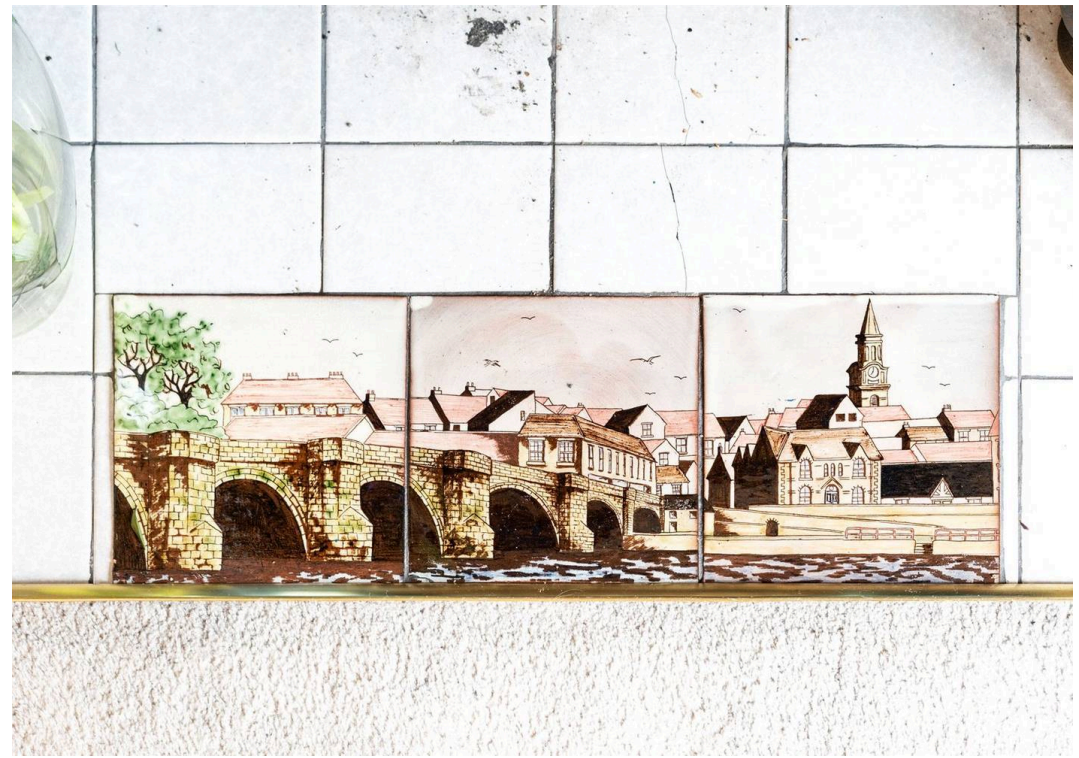
- Charming Victorian Property
- Original Features
- Two Reception Rooms
- Close to Amenities
- Dining Kitchen
- En-Suite Principal Bedroom

Accommodation Comprises

Ground Floor – Entrance Vestibule, Hallway, Sitting Room, Snug, Dining Kitchen, Large Under Stair Cupboard.

First Floor – Landing, Principal Bedroom (En-Suite Shower Room), Double Bedroom, Single Bedroom, Family Bathroom, Large Cupboard.

Garden & Grounds – Front Steps, Shrubs at Front of Property, Rear Yard, Lawn, Mature Planting, Outbuilding, Conservatory Connected to Stone Outbuilding.



Property Description

30 Church Road is a delightful three-bedroom Victorian home, beautifully positioned on the sought-after Elton Terrace/Church Road in Tweedmouth. Rich in character, this unique property retains many of its original period features, offering timeless charm alongside comfortable living.

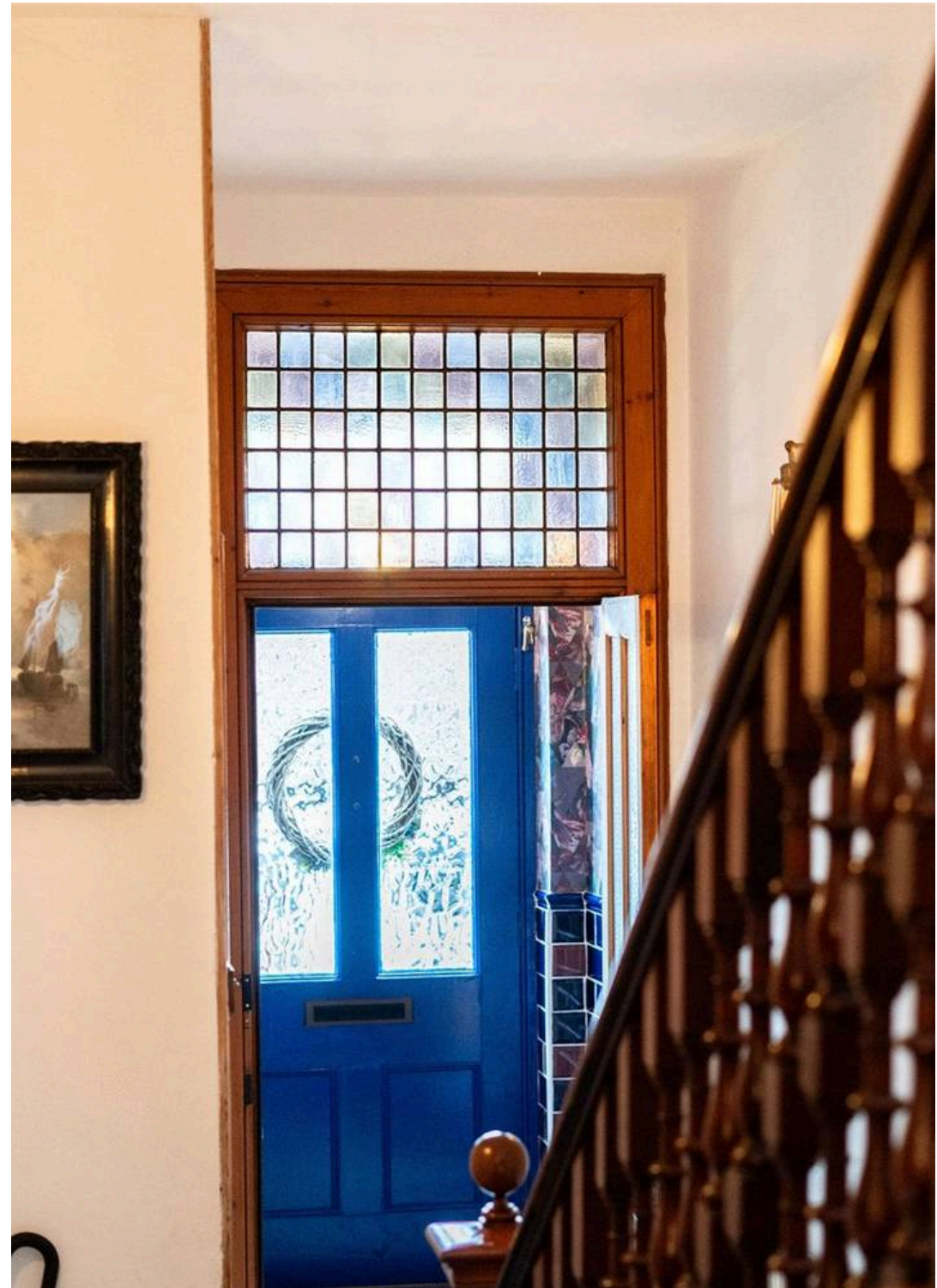
As you ascend the front steps of 30 Church Road, you're welcomed into an elegant entrance vestibule, bathed in colourful light filtering through the original stained glass panels above the door. A glazed inner door leads into a striking reception hallway, where a cupola above the first floor floods the space with natural light, creating a warm and airy atmosphere.

To the front of the home lies a beautifully appointed sitting room, complete with an open fire featuring exquisite hand-painted tiles depicting the historic bridges of Berwick.

At the rear, a generous dining kitchen retains period charm with original service bells and direct access to the delightful rear garden. A cosy snug with a second open fire offers the perfect spot to relax, completing the ground floor.

Upstairs, the first floor hosts a spacious principal bedroom, featuring ample built-in storage and a luxurious en-suite shower room. Two further bedrooms, one double and one single, offer flexible accommodation, ideal for family life or guests. The stylish family bathroom, complete with the original roll-top bathtub, adds a touch of vintage elegance.

Outside, 30 Church Road boasts a private rear garden with mature planting, a neat lawn, a private courtyard area and a stone outbuilding with an adjoining conservatory, perfect for use as a studio, garden room or additional entertaining space.





General Remarks

What3words

<https://w3w.co/hopes.native.move>

Tenure

Freehold

Council Tax

Band B

Energy Efficiency Rating

Band E (45)

Services

Mains electricity, water, drainage and 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.

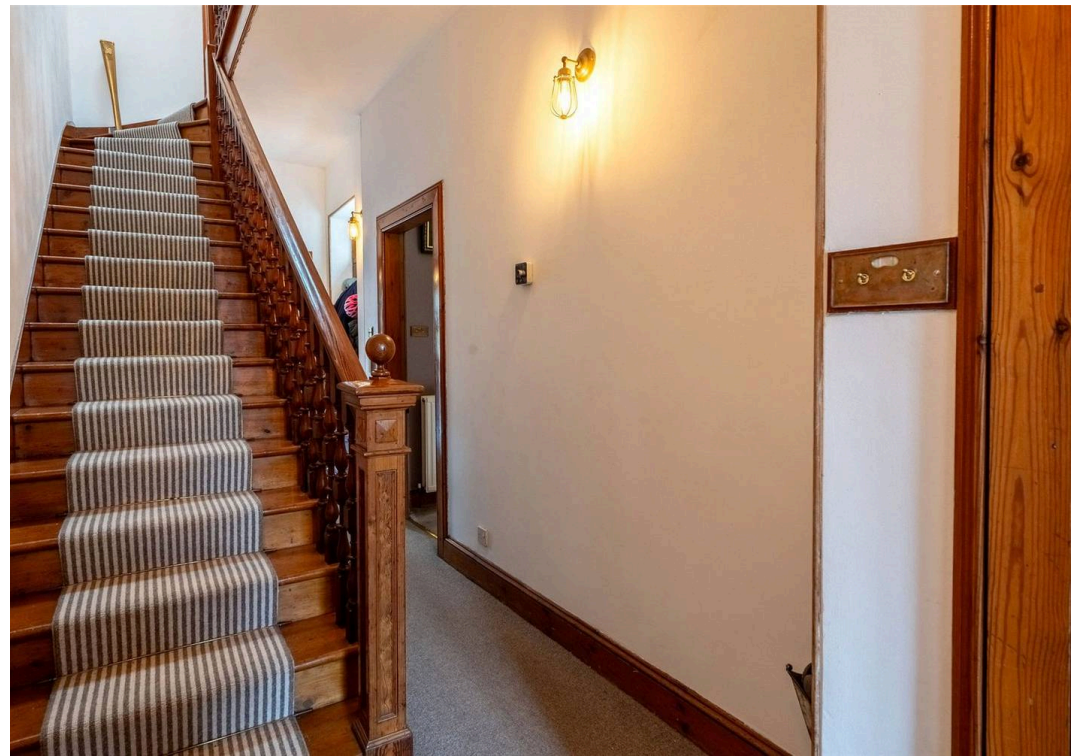
Listing and Conservation

30 Church Road is not listed nor does it sit within a conservation area.

Distances

Berwick Train Station 1 miles, Longridge Towers School 3 miles, Holy Island 10 miles, Bamburgh 18, Edinburgh City Centre 59 miles, Newcastle 63 miles. (distances are approximate).







Area Insights

Church Road is situated in Tweedmouth on the Southern banks of the River Tweed estuary. The property is only a short walk away from a wide range of local amenities including Tweedmouth retail park which includes shops such as Next, Marks and Spencer's, LIDL and Argos. Tweedmouth sits within easy access of the A1 trunk road which bypasses the town and provides easy access to both North and South respectively.

The historic market town of Berwick-Upon-Tweed is known for its beautiful architecture and stunning coastlines with unspoilt beaches. The ancient town has an expansive range of amenities with five national supermarkets and independent shops. The area offers schooling for all ages with an array of first schools, Tweedmouth Middle School and Berwick Academy or alternatively the well-regarded private school Longridge Towers. Berwick also has a large selection of sports clubs, public houses, restaurants, cafes and the soon to be renovated Maltings theatre and cinema.

The local area has an extensive range of popular attractions and activities including Berwick's Elizabethan walls, castle remnants and pier. Bamburgh Castle and Lindisfarne National Nature Reserve are within easy reach, as well as the Border towns of Coldstream, Kelso and Melrose. Country and sporting pursuits are widely available including hill walking, salmon and trout fishing, riding, hunting shooting and scuba diving in the renowned Berwickshire Marine Reserve. Swimming, gym and indoor bowling facilities exist at the Berwick Sports and Leisure Centre. There are several golf courses within a short drive, including Magdalene Fields in Berwick, Goswick, Eyemouth, Duns and The Schloss Roxburgh.

Berwick-Upon-Tweed offers a mainline railway station which has regular trains to Edinburgh, Newcastle and London. Both Edinburgh and Newcastle are sub one hour travel time and London is circa 3 hours and 45 minutes. 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>

Paxton House - <https://paxtonhouse.co.uk>

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

Atelier Café - <https://www.atelier.cafe>

Northern Edge Coffee - <https://www.northernedgecoffee.co.uk/>

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





30 CHURCH ROAD, TD15 2AN

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

APPROXIMATE GROSS INTERNAL AREA 1,293 SQ FT / 120 SQ M SUMMER HOUSE 114 SQ FT / 11 SQ M

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

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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

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