



25 Meadow Grange, Berwick-Upon-Tweed - TD15 1NW

Guide Price £495,000

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25 Meadow Grange

Berwick-Upon-Tweed

Beautifully presented four-bedroom detached family home with a stunning garden, occupying a sought-after position within the popular Meadow Grange development.

- Four Generously Sized Bedrooms
- Open-Plan Living
- Wood-Burning Stove
- Garden Studio & Conservatory
- Landscaped Garden
- Garage & Driveway

Accommodation Comprises

Main Living: Kitchen, Living Room, Principal Bedroom with Ensuite, Bedrooms 2 & 3, Bedroom 4/Study, Family Bathroom

Lower Level: Utility, WC

Garden & Grounds: Driveway, Garden, Conservatory, Artist Studio



Property Description

Occupying a desirable position within the sought-after Meadow Grange development, 25 Meadow Grange is an immaculately presented four-bedroom detached family home, offering generous, well-balanced accommodation, excellent parking and a beautifully landscaped garden designed to be enjoyed throughout the seasons. A pathway leads to the property's principal entrance, opening into a welcoming porch on the main living level. From here, the home flows effortlessly into the spacious open-plan sitting and dining room, creating a warm and inviting living space centred around a charming wood-burning stove. Patio doors open directly onto the rear garden, providing an effortless connection between indoor and outdoor living.

The adjoining kitchen and dining area is flooded with natural light and thoughtfully designed for modern family life, featuring integrated appliances including a fridge/freezer and dishwasher, alongside generous worktop space and ample storage. The principal bedroom benefits from its own en-suite shower room, while three further well-proportioned bedrooms, two double and one single, providing flexible accommodation for family life, visiting guests or those working from home. A contemporary family bathroom completes the main living level. The lower level has been thoughtfully designed with practicality in mind, incorporating a generous utility room with direct access to the driveway and front garden, a convenient WC, a large storage cupboard and internal access to the integral garage.

Externally, the property continues to impress. The enclosed rear garden has been thoughtfully landscaped with mature planting, established borders, a greenhouse and inviting seating areas, creating a peaceful and private setting for both relaxation and entertaining. A charming garden conservatory, complete with electricity, provides a wonderful additional living space, while the insulated artist's studio with power offers exceptional versatility as a creative workspace, hobby room or home office. To the front, the property enjoys a generous driveway providing ample off-street parking for multiple vehicles, together with an integral double garage featuring an electric up-and-over door and EV charging point. The home also benefits from roof-mounted solar panels, enhancing its energy efficiency and helping to reduce day-to-day running costs.





General Remarks

What3words

///sculpture.tend.pulled

Tenure

Freehold

Council Tax

Band E

Energy Efficiency Rating

EPC Rating: B (85)

Local Authority

Northumberland County Council

Services

Mains gas, water, drainage & electricity

Full Fibre to The Premises (FFTP)

Approx Sqm: 150

Plot Sqm: 638

Fixtures and Fittings

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

Listing and Conservation

25 Meadow Grange is not listed, nor does it sit within a conservation area.

Distances

Berwick-upon-Tweed Train Station 1.5 miles, Norham 8 miles, Kelso 24 miles, Bamburgh 17 miles, Alnwick 35 miles, Edinburgh City Centre 58 miles, Newcastle upon Tyne 68 miles (all distances are approximate).











Area Insights

25 Meadow Grange is ideally located in the charming town of Berwick Upon Tweed, renowned for its rich history and stunning coastal scenery. The property lies around 1 mile from the town centre, where you'll find a variety of shops, cafes, and amenities. Berwick Upon Tweed railway station is conveniently close, offering regular services to Edinburgh, Newcastle, and beyond, making it an excellent choice for commuters or those who enjoy easy access to nearby cities.

The surrounding area also offers a wealth of outdoor activities, from coastal walks to exploring the beautiful Northumberland countryside. Berwick-upon-Tweed is famous for its stunning architecture, has a wide selection of amenities 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, 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 is circa 3 hours 45 minutes. There is also the A1 trunk road which bypasses the town and provides easy access to both north and south respectively.

The local area has a wide range of popular attractions and activities including Northumberland and Berwickshire's rugged coastlines 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 twenty minutes' walk lies Berwick Golf Course and other courses can be found at Goswick, Eyemouth and the Hirsell. Swimming, gym, squash and indoor bowling facilities exist at the Swan Centre in Berwick-upon-Tweed. 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/>

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

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

Fishing - <https://www.fishpal.com/Scotland/Tweed>

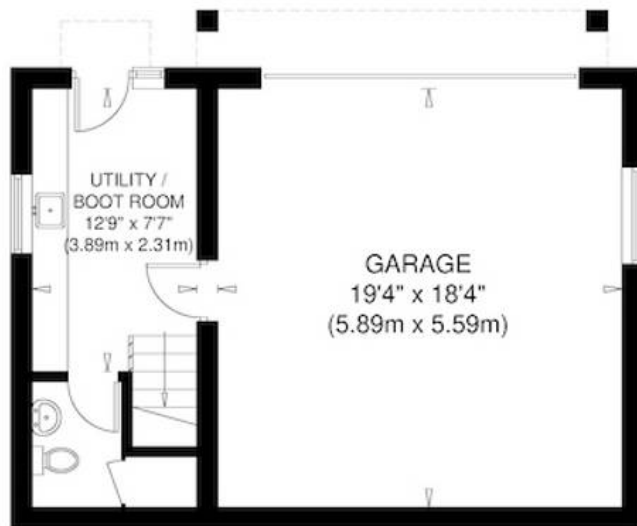
Berwick's Town Walls - https://en.wikipedia.org/wiki/Berwick_town_walls

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

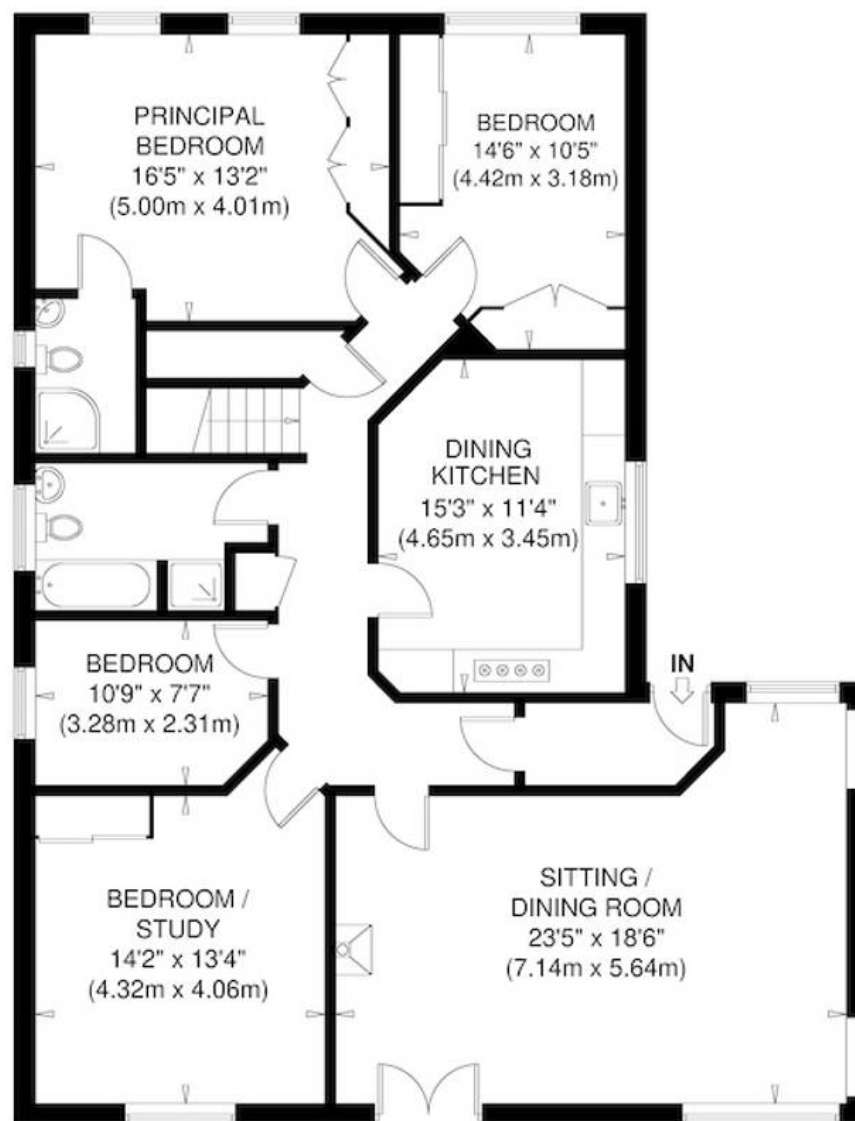








LOWER FLOOR
GROSS INTERNAL
FLOOR AREA 48.2 SQ M / 518 SQ FT



UPPER FLOOR
GROSS INTERNAL
FLOOR AREA 140.7 SQ M / 1514 SQ FT

MEADOW GRANGE

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

APPROXIMATE GROSS INTERNAL FLOOR AREA = 188.9 SQ M / 2032 SQ FT

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/>

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