



Heathcliffe, 39 Castle Terrace, Berwick-Upon-Tweed - TD15 1NZ

Fixed Price £632,000

**PATON & CO**

SALES | LETTINGS | RURAL

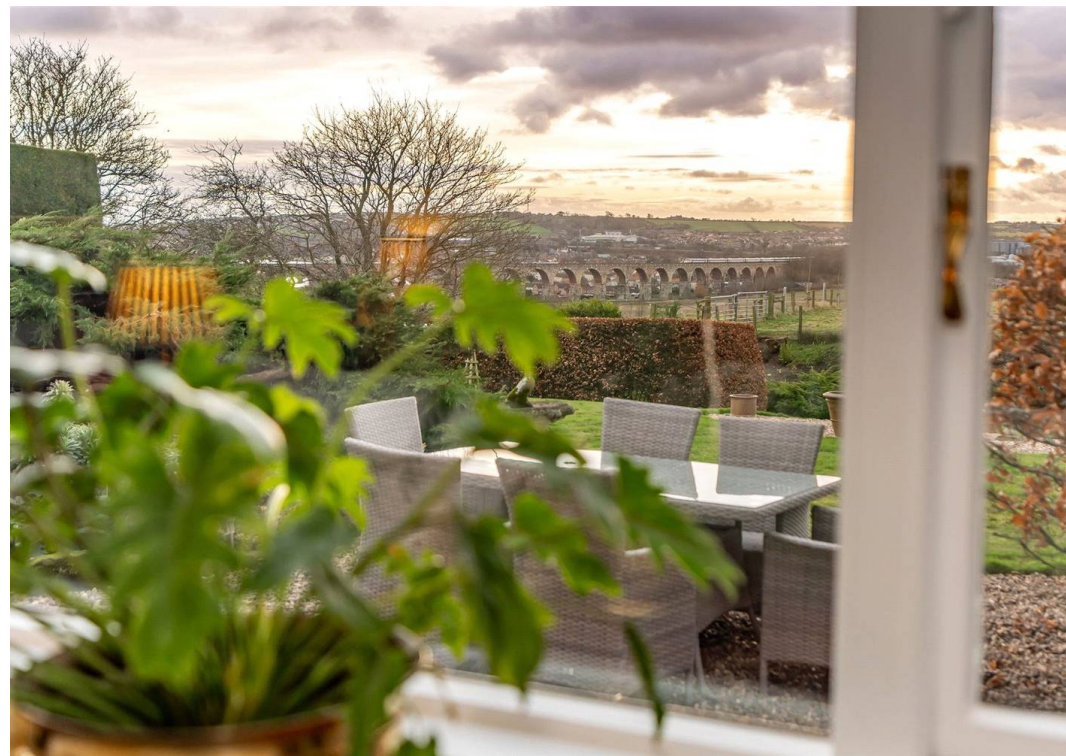


## Heathcliffe, 39 Castle Terrace

Berwick-Upon-Tweed

Heathcliffe is a charming 3 / 4 bedroom family home with open views over the River Tweed and beyond to the Cheviot Hills.

- Charming three bedroom family home in a highly sought-after location
- Elevated position with open views over the River Tweed and towards the Cheviot Hills
- Mature gardens to front and rear, enclosed by hedging
- Driveway and double garage



## Property Description

Heathcliffe is a charming three bedroom family home with open views over the River Tweed and beyond to the Cheviot Hills, located on one of Berwick upon Tweed's most sought after streets.

Built in 1971, the property offers comfortable family accommodation over two principal floors. The property is accessed up a private driveway, comfortably suitable for four or five cars.

Heathcliffe is double glazed throughout and offers generous and versatile accommodation which is all in good condition and beautifully presented.

Extending to around 2056 Sq F / 191 Sq M, the property flows naturally from room to room and comprises of two lovely public rooms, both with stunning southerly far reaching views over the Cheviot Hills, a family kitchen / breakfast room, a snug / TV room off the kitchen and an integral double garage.

A central stair from the reception hallway leads to the first floor landing which has three very comfortable double bedrooms, all of which are supported by a family bathroom and a separate shower room.

Heathcliffe sits in the middle of mature garden grounds enclosed by hedging. To the front is a large parking area in front of the double garage and a pretty front garden. To the rear is a mature garden mainly laid to lawn with mature borders.

### Accommodation Comprises

Ground Floor - Vestibule, Reception Hallway, Drawing Room, Family Sitting Room, Breakfasting Kitchen, TV Room / Snugg, W.C, Integral Double Garage.

First Floor - Master Bedroom, 2 Further Bedrooms, Family Bathroom, Separate Shower Room.

Outside - Private Off Street Parking, Garden Grounds Front & Back.







## General Remarks

What3words

<https://w3w.co/smiled.arrive.cool>

Tenure

Freehold

Fixtures and Fittings

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

Listing & Conservation

Heathcliffe is not a listed building and does not fall within a conservation area.

Services

Mains gas, electricity, water and drainage. High speed broadband services are available.

Council Tax

Band F

Energy Efficiency Rating

Band D (57 Rated)

Local Authority

Northumberland County Council

Distances

Berwick Train Station 0.30 miles, Edinburgh City Centre 57 miles, Newcastle 63 miles. (distances are approximate).







## Area Insights

Heathcliffe is positioned in a peaceful yet central location, on Castle Terrace and within a short walk of Berwick-Upon-Tweeds mainline railway station. Berwick is known for its stunning historical architecture and local access to scenic coastal walks. The ancient market town has an expansive range of amenities with five national supermarkets and local shops.

The area offers schooling for all ages including Longridge Towers, a well-regarded private school. Berwick also has a large selection of leisure and sports clubs, public houses, restaurants, cafes and the Maltings theatre and cinema.

The local area has an expansive range of popular attractions and activities including Berwick's rugged coastlines of unspoilt beaches. Berwick's historical walls and pier are within a few minutes walking distance while Bamburgh Castle and Lindisfarne National Nature Reserve are within easy reach.

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 Swan Centre in Berwick-Upon-Tweed.

There are several golf courses within a short drive including Magdalene Fields in Berwick, Goswick, Eyemouth and The Hirsell Golf Club in Coldstream.

Heathcliffe offers simple links to Edinburgh, Newcastle-Upon-Tyne and even London. Berwick's east coast mainline train station offers a regular service up and down the country with London only being a 3 ½ hour journey. The A1 trunk road provides easy commutable access to both Edinburgh and Newcastle.



## Useful Links

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

Fishing - <https://www.tweedbeats.com>

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/>

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

Berwick's Town Walls - [https://en.wikipedia.org/wiki/Berwick\\_town\\_walls](https://en.wikipedia.org/wiki/Berwick_town_walls)

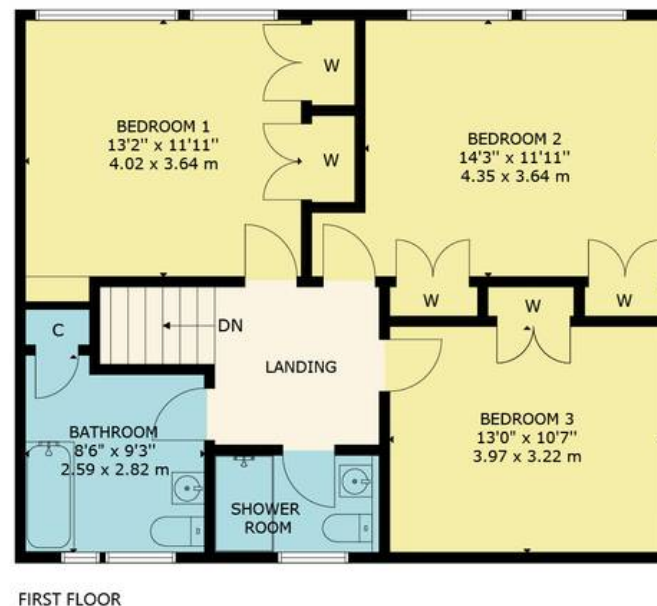
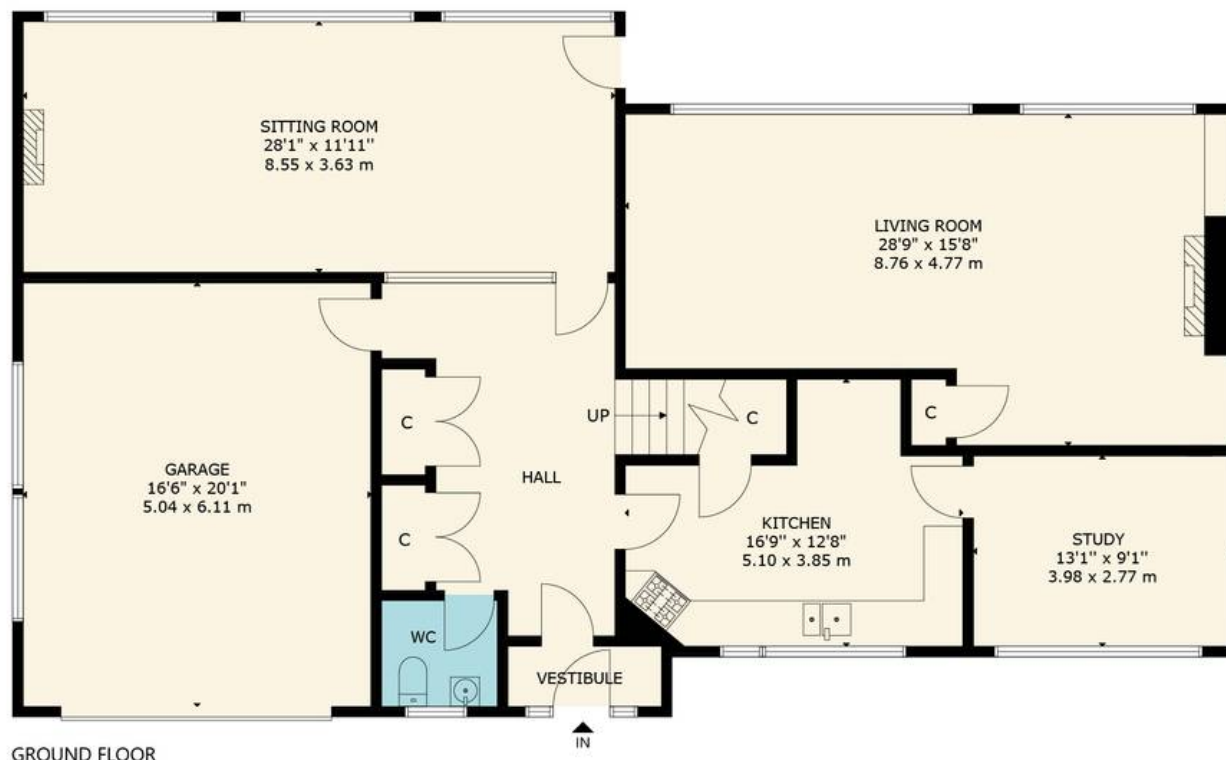
The Lowry Trail - <https://www.visitberwick.com/what-to-do/the-lowry-trail/>

The Queens Head Hotel - <https://queensheadberwick.co.uk>









FIRST FLOOR

GROUND FLOOR

39, CASTLE TERRACE, BERWICK-UPON-TWEED, NORTHUMBERLAND  
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 2,056 SQ FT / 191 SQ M  
GARAGE 331 SQ FT / 31 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](http://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](mailto:enquiries@patonandco.com) • [www.patonandco.com/](http://www.patonandco.com/)

**PATON & CO**  
SALES | LETTINGS | RURAL