



2 The Court House, Wallace Green, Berwick-Upon-Tweed - TD15 1FD **PATON & CO**

Guide Price £765,000

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2 The Court House, Wallace Green

Berwick-Upon-Tweed

This impressive former Courthouse and Prison is a development of four luxury town houses, completed in 2023.

- The Perfect Blend of Historic Charm & Modern Luxury
- Generous Accommodation
- Central Yet Peaceful Location
- Off-Street Parking For Two Cars & Outbuilding
- Sympathetically Renovated

Accommodation Comprises

Ground Floor - Entrance Hall, Open Plan Dining Kitchen, Rear Hall, Storage, Utility, WC, Exercise Room/Bedroom, Boot Room.

First Floor – Landing, Reading Room, Sitting Room, Study, Upper Rear Hallway, Family Bathroom, Bedroom with Dressing Room.

Second Floor – Landing, Principal Suite (Bedroom, Dressing Room, En-Suite), Bedroom (En-Suite).

Garden & Grounds – Front Garden, Lawn, Mature Shrubs & Herbaceous Border, Patio, Crab Apple Tree, Rear Communal Courtyard, Former Stable For Storage, Under Cover Parking For Two Cars with an EV Charging Point.



Property Description

This remarkable Grade II listed property, formerly Berwick's Courthouse and Prison, has been meticulously and sympathetically renovated to an exceptional standard. Set across three floors, the home provides over 300 square meters of beautifully preserved and thoughtfully updated living space. Architectural details throughout reflect its heritage, while the interior offers versatile and contemporary family living.

The front door opens into a welcoming entrance hall that leads on to a magnificent open-plan dining kitchen measuring 9 meters in length. This dramatic and light-filled space is the heart of the home, featuring large windows with working shutters, ample dining space and a bespoke Callerton kitchen with integrated Siemens appliances such as two ovens and an induction hob together with a Blanco sink. The ground floor also benefits from a utility room, WC and a separate boot room, perfect for modern practical living, together with underfloor heating. An additional room, currently used as an exercise room provides further flexibility. The original character is retained in features such as deep-set windows, high ceilings, original stone floors and barrel ceilings.

Ascending the cantilevered stone staircase, with its beautiful cast iron balustrade, you'll pass a large window halfway up, allowing natural light to pour into the stairwell and highlight its elegant craftsmanship. The first floor offers a more formal living arrangement, beginning with a welcoming reading room that leads through to a light-filled sitting room, set into a striking bay and featuring a flue-lined open fireplace with Italian marble surround, perfect for both relaxing and entertaining. A triple-aspect study provides a bright and versatile workspace. This level also includes a spacious double bedroom with its own dressing room and separate bathroom, offering luxurious guest accommodation or the flexibility to serve as a principal suite.

The second floor is home to a opulent and private principal bedroom suite, entered via a well-appointed dressing room. From here, an original cast iron cell door adds a distinctive historic touch and opens into a generously sized en-suite bathroom with a Lusso stone bath.







An additional en-suite double bedroom on this floor offers further flexibility and comfort, making the layout both practical and indulgent, while preserving the property's unique architectural integrity.

Located in the historic heart of Berwick-upon-Tweed, the property enjoys a commanding position surrounded by other listed buildings, reflecting its civic past. The area offers a strong sense of heritage, just minutes on foot from the town centre and coast. This is a rare opportunity to own a landmark home of both historical significance and exceptional contemporary comfort.

Distances

Berwick Train Station 0.50 miles, Kelso 24 miles Dunbar 30 Miles, Alnwick 30 miles, Edinburgh City Centre 57 miles, Newcastle 63 miles. (all distances are approximate).

General Remarks

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

2 The Courthouse is Grade II Listed and lies within a conservation area. Please see more information linked Former Berwick Court House and Prison with attached wall and detached rear stable range, Berwick-upon-Tweed - 1446315 | Historic England

Council Tax band: E

Tenure: Share of Freehold

EPC Energy Efficiency Rating: C







Area Insights

Wallace Green is a peaceful and historic cul-de-sac located in the heart of Berwick-upon-Tweed, set within the town's famous Elizabethan walls. Despite the central position, 2 The Court House enjoys a wonderfully tranquil atmosphere, with easy pedestrian access to the town centre. At its heart sits the striking St Andrew's Church, while just around the corner lies the Cromwellian parish church and historic Berwick Barracks, home to museums and annual events including the popular Berwick Food & Beer Festival and Riding of the Bounds. Berwick-upon-Tweed itself is steeped in history, with a rich architectural heritage and a dramatic coastal setting at the mouth of the River Tweed.

The town offers a wide range of amenities, including five national supermarkets, independent retailers, banks, cafes, pubs, and restaurants. Cultural life thrives with venues like The Maltings Theatre & Cinema, alongside events such as the Berwick Film & Media Arts Festival and Literary Festival. Schools for all ages are available locally, including the highly regarded Longridge Towers School, and there are excellent healthcare facilities. Leisure opportunities in the town are plentiful.

Residents enjoy coastal walks, riverside trails and access to the Northumberland Coast Area of Outstanding Natural Beauty. Sports and outdoor enthusiasts are well served by local clubs, a leisure centre, and Berwick Golf Club, which offers stunning views over the coast. Nearby attractions include Holy Island, Bamburgh Castle and the rolling landscapes of the Cheviot Hills and Scottish Borders.

Berwick offers excellent transport connections, with its East Coast Main Line station providing direct rail services to Edinburgh and Newcastle in under an hour and to London in around 3 hours 45 minutes. The A1 bypasses the town, making road travel straightforward, while Edinburgh and Newcastle international airports are both just over an hour away.

Wallace Green combines the best of historic charm, town-centre convenience and access to some of the UK's most beautiful countryside and coastline.



Useful Links

Berwick-upon-Tweed Town Council - <https://www.berwick-tc.gov.uk>

Northumberland County Council - <https://www.northumberland.gov.uk>

Berwick Barracks (English Heritage) - <https://www.english-heritage.org.uk/visit/places/berwick-barracks/>

The Maltings Theatre & Cinema - <https://www.maltingsberwick.co.uk>

Berwick Chamber of Trade - <https://www.berwickchamber.co.uk>

Berwick Garden Centre- <https://www.berwickgardencentre.com>

Longridge Towers School - <https://www.lts.org.uk>

Berwick Academy (Secondary) - <https://www.berwickacademy.co.uk>

Holy Trinity C of E First School - <https://www.holytrinity.northumberland.sch.uk>

Berwick Infirmary (NHS) - <https://www.northumbria.nhs.uk/our-services/berwick-infirmary>

Well Close Medical Group - <https://www.wellclosemedicalgroup.co.uk>

LNER – Berwick Station Train Times & Tickets - <https://www.lner.co.uk/stations/berwick-upon-tweed>

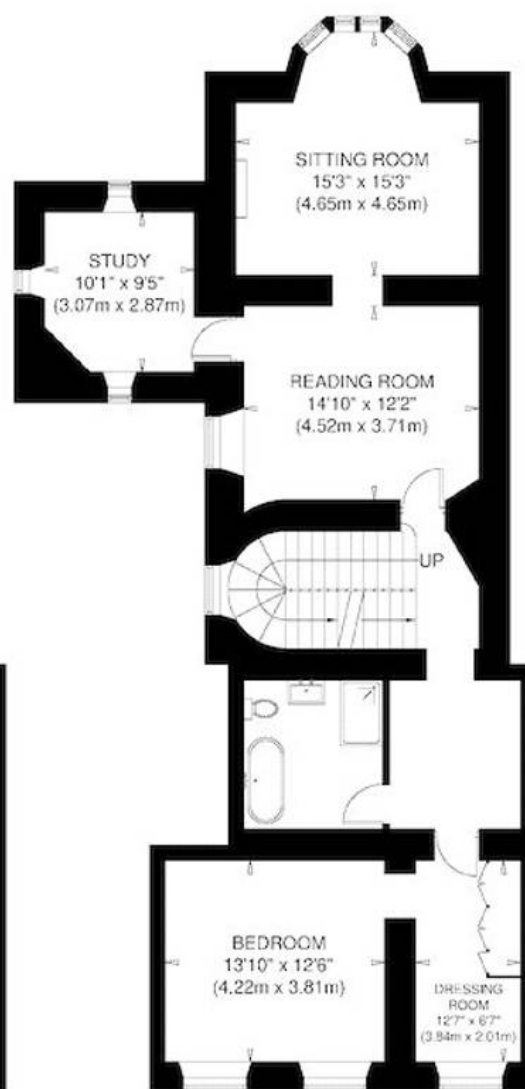
Traveline North East & Cumbria (Bus Services) - <https://www.travelinenortheast.info>

Northumberland Coast AONB - <https://www.northumberlandcoastaonb.org>

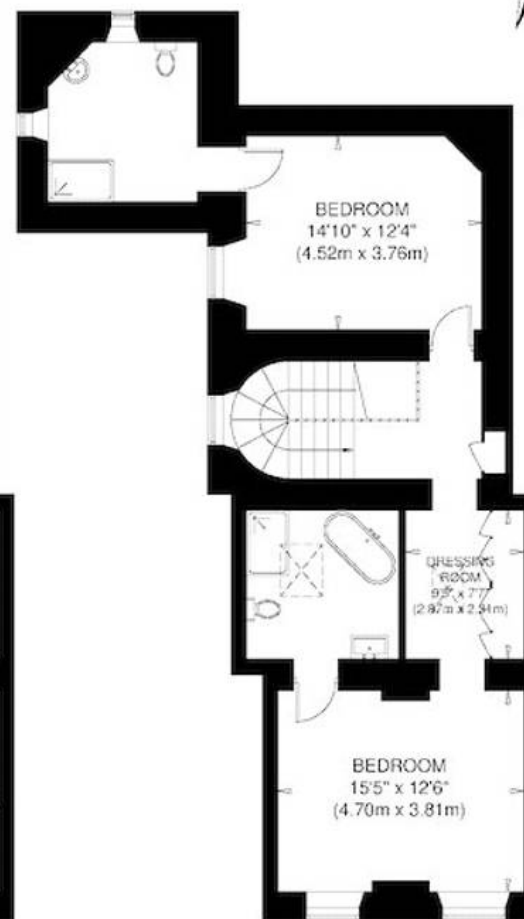
Atelier Café - <https://www.atelier.cafe>



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 103.9 SQ M / 1118 SQ FT



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 109.0 SQ M / 1173 SQ FT



SECOND FLOOR
GROSS INTERNAL
FLOOR AREA 79.2 SQ M / 852 SQ FT



THE COURT HOUSE

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA = 302.7 SQ M / 3258 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/>

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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Paton & Co

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