



## 17 Quay Walls

Berwick-upon-Tweed, Northumberland, TD15 1HB

**Offers Over £525,000**

Occupying a truly enviable position along the historic Quay Walls, this handsome Victorian townhouse offers an exceptional blend of period elegance, generous accommodation and breathtaking views across the River Tweed and its iconic bridges.

The attractive façade provides a fitting introduction to this distinguished home. Entry is via a vestibule leading into an impressive entrance hall, featuring an original tiled floor and a fine staircase that immediately reflects the quality and craftsmanship of the Victorian era.

The ground floor has flexible and well-proportioned accommodation, comprising three bedrooms, one of which benefits from an en-suite bathroom, together with a separate shower room. These rooms are ideal for family living, guest accommodation or potential home office use.

On the first floor the elegant lounge provides a wonderful setting for relaxation and entertaining, with a marble fireplace, ornate cornice and ceiling rose and a large bay window framing the stunning riverside outlook and historic bridges beyond. Also on this level is a well appointed kitchen/breakfast room with an excellent range of units complemented by a pantry. Also on this level is a further double bedroom and a modern family bathroom featuring a freestanding bath.

The lower level has a scullery incorporating a fully equipped catering kitchen, ideal for extended family living or ancillary use including an office.

At basement level, there is a workshop and a traditional Ice Room, both offering excellent storage and further scope for conversion into additional accommodation, subject to the necessary consents, or continued use as storage or hobby space.

Throughout the property, original Victorian features such as high ceilings, sash windows and period detailing combine beautifully with modern comforts, creating a home of warmth, character and versatility. The property has full gas central heating.

Small paved sitting area at the front of the dwelling.

Viewing is highly recommended.



## Vestibule

6'2 x 6'3 (1.88m x 1.91m)

Entrance door giving access to the vestibule, with an attractive tiled flooring and a cloaks hanging area. Glazed door leading through to the entrance hall.

## Entrance Hall

17'5 x 6'5 (5.31m x 1.96m)

Featuring the original carved staircase to the first floor landing and tiled floor, the entrance hall has a central heating radiator with a heater cover and a side facing window.

## Bedroom 1

19'7 x 9'7 (5.97m x 2.92m)

A large double bedroom with a front facing box window with a central heating radiator below, offering views of the surrounding area including the bridges. Features include ceiling coving, sanded wooden flooring and a built-in shelved display area.

## En-Suite Shower Room

5'7 x 10'7 (1.70m x 3.23m)

Fitted with a quality white three-piece suite comprising a corner shower cubicle, a low level toilet and wash hand basin with a vanity unit below. Frosted rear facing window, a double medicine cabinet, a heated towel rail and recessed ceiling spotlights.

## Bedroom 2

17'3 x 13' (5.26m x 3.96m)

A generous double bedroom with a front facing double window and an attractive original fireplace with a timber surround. Ceiling coving and a ceiling rose, sanded wooden flooring, two central heating radiators and a built-in storage cupboard.

## Shower Room

9'4 x 7' (2.84m x 2.13m)

The shower room is fitted with a modern white three-piece suite comprising of a low-level toilet, a wash hand basin with

a vanity unit below and a walk-in shower cubicle. Built-in shelved recess, a heated towel rail and a walk-in storage cupboard housing the central heating boiler. Frosted side-facing window.

## Bedroom 3

13' x 10'5 (3.96m x 3.18m)

A double bedroom with a sanded wooden floor, a rear facing window and a central heating radiator.

## First Floor Landing

12'2x9'4 (3.71mx2.84m)

Partially glazed entrance door at the side, sanded flooring and ceiling coving.

## Lounge

24'4 x 13'2 (7.42m x 4.01m)

Stunning reception room with a front facing box window offering superb open views of the surrounding area, including the Tweed and the historic walls and bridges. The room features ornate ceiling coving and a ceiling rose, sanded wooden flooring and an attractive marble fireplace with a cast iron inset and hearth. Built-in shelving and a storage cupboard at the side of the fireplace and two central heating radiators.

## Kitchen/Breakfast Room

17'2 x 12'7 (5.23m x 3.84m)

A well appointed kitchen with a double front facing window offering superb open views of the Tweed and the bridges. The kitchen is fitted with a range of dual colour wall and floor units with marble worktop surfaces. Integrated dish washing machine and fridge. Additional features include a built-in microwave, oven and an induction hob. The kitchen has a sink with a mixer tap, sanded wooden flooring, a central heating radiator and a utility cupboard with plumbing for an automatic washing machine and space for a tumble dryer.

## Pantry

13'2 x 5'7 (4.01m x 1.70m)

The pantry is fitted with an excellent range of wall and floor



units and shelving offering superb storage, a front facing window and a central heating radiator.

### Bedroom 4

13'3 x 11'5 (4.04m x 3.48m)

A double bedroom with a rear facing window and an attractive original fireplace with a cast iron inset. The bedroom has sanded wooden flooring, ceiling coving, a built-in storage cupboard, a shelved recess and additional shelving on one wall.

### Bathroom

10'8 x 4'7 (3.25m x 1.40m)

A quality modern bathroom which is fitted with a three-piece suite comprising a freestanding bath, a low level toilet and a wash hand basin beneath a side facing window. Heated towel rail and recessed ceiling spotlights.

### Scullery

13'9" x 18'0" (4.2 x 5.5)

Fitted with a commercial catering kitchen, the scullery has a large walk-in storage cupboard and a window at the rear and side.

### Workshop

22'11" x 16'4" (7 x 5)

Access to the workshop is at the rear of the house, which offers huge potential to convert into further accommodation or a commercial unit. It offers excellent storage. Doorway to the Ice House.

### Ice House

17'0" x 33'9" (5.2 x 10.3)

A stunning area offering excellent storage and potential to convert into further uses.

### General Information

All fitted floor coverings are included in the sale.

Full gas central heating.

All mains services are connected.

Tenure-Freehold.

Council tax band

EPC: tbc

### Agency Details

#### OFFICE OPENING HOURS

Monday - Friday 9.00 am - 5.00 pm

Saturday 9.00 am - 12.00 pm

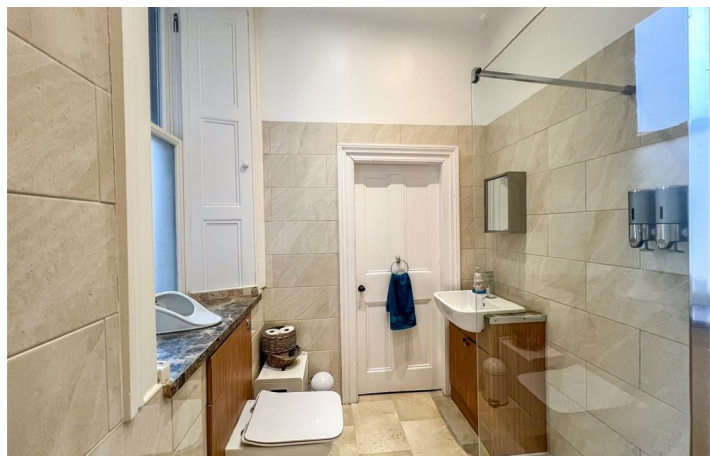
Saturday Viewings 12.00pm - 1.00pm

#### FIXTURES & FITTINGS

Items described in these particulars are included in the sale, all other items are specifically excluded.

All heating systems and their appliances are untested.

This brochure including photography was prepared in accordance with the sellers' instructions.

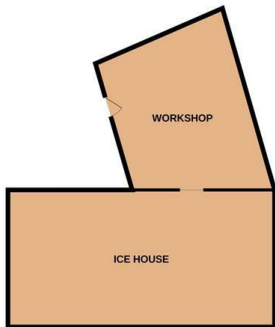








NEW FLOOR  
943 sq.ft. (87.3 sq.m.) approx.



BASEMENT  
200 sq.ft. (27.0 sq.m.) approx.



GROUND FLOOR  
866 sq.ft. (80.5 sq.m.) approx.

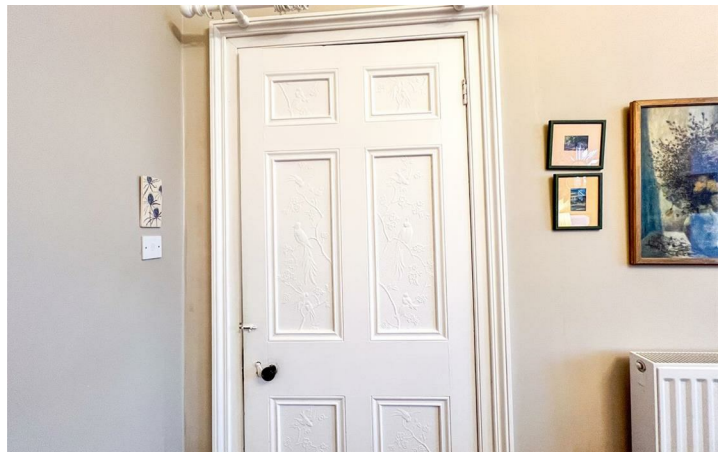


1ST FLOOR  
925 sq.ft. (85.9 sq.m.) approx.



TOTAL FLOOR AREA: 3021 sq.ft. (280.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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