



# KIRKLAND

Castle Terrace, Berwick Upon-Tweed, Northumberland



# A DISTINGUISHED VICTORIAN HOME

With elegant south-facing reception rooms, fine original detail and generous mature gardens, set on one of Berwick-Upon-Tweed's most prestigious terraces.

## Summary

- Elegant Victorian townhouse in a highly sought-after central setting
- Beautifully proportioned reception rooms with period detail and high ceilings
- Six double bedrooms offering generous and flexible family accommodation
- Well appointed kitchen with adjoining family spaces and excellent storage
- Multiple reception rooms ideal for entertaining, day to day living and home working
- Fine original features including fireplaces, decorative cornicing and tiled flooring
  - Extensive gardens with lawn, mature planting, garage and outbuildings
    - Private driveway with parking for several cars
  - A short walk to Berwick's shops, cafés, station and riverside
- Easy access to Edinburgh, Newcastle and the Northumberland coastline

**Distances:** Berwick-Upon-Tweed train station 0.7 miles, Edinburgh 56 miles, Newcastle 65 miles  
(All distances are approximate)

# SITUATION

Kirkland occupies a prime position on one of Berwick-Upon-Tweed's most admired residential streets. The setting offers an immediate sense of history and elegance, with the town's celebrated walls, coastal views and Georgian and Victorian architecture close at hand. Berwick provides an excellent range of shops, national retailers, cafés, restaurants, leisure facilities and schooling.

The area is rich in heritage and natural beauty, with the Northumberland and Berwickshire coastlines offering unspoilt beaches, dramatic headlands and exceptional walking. Transport links are outstanding: the mainline station offers regular services to Edinburgh, Newcastle and London, while the A1 provides swift road access north and south.

# THE PROPERTY

The interior of Kirkland combines scale, character and flexibility, creating a home ideally suited to both family life and refined entertaining. The entrance through the stone columned entrance canopy leads into an elegant vestibule, with original decorative tiling, setting a tone of quality and preservation that continues throughout.

The reception hallway is impressive in scale, drawing the eye towards the principal rooms. To the front, the south facing sitting room is a beautifully proportioned space with high ceilings, fine cornicing, dual aspect windows and a period fireplace. The room enjoys a tranquil outlook over the mature front garden, creating a bright and graceful setting for everyday living or more formal gatherings.

The dining room, another handsome reception space with a fireplace and built in storage, is ideal for hosting and entertaining. A ground floor double bedroom sits to the front of the house, offering excellent flexibility for guests, multigenerational living or use as an additional study.







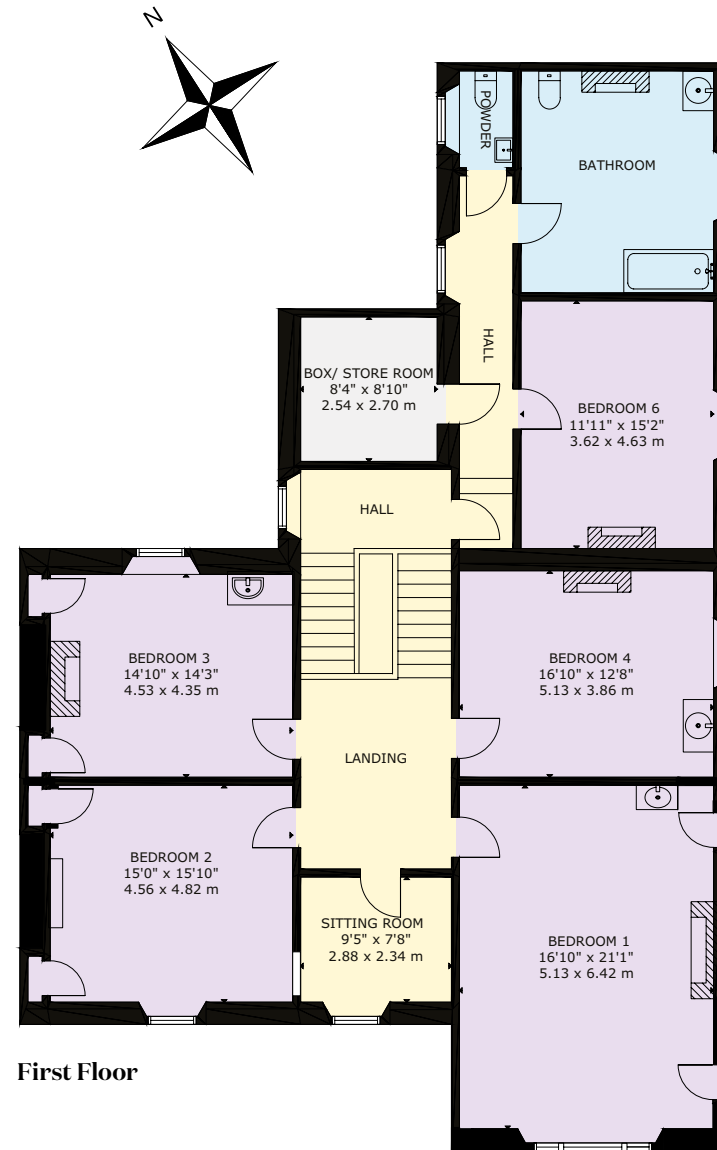
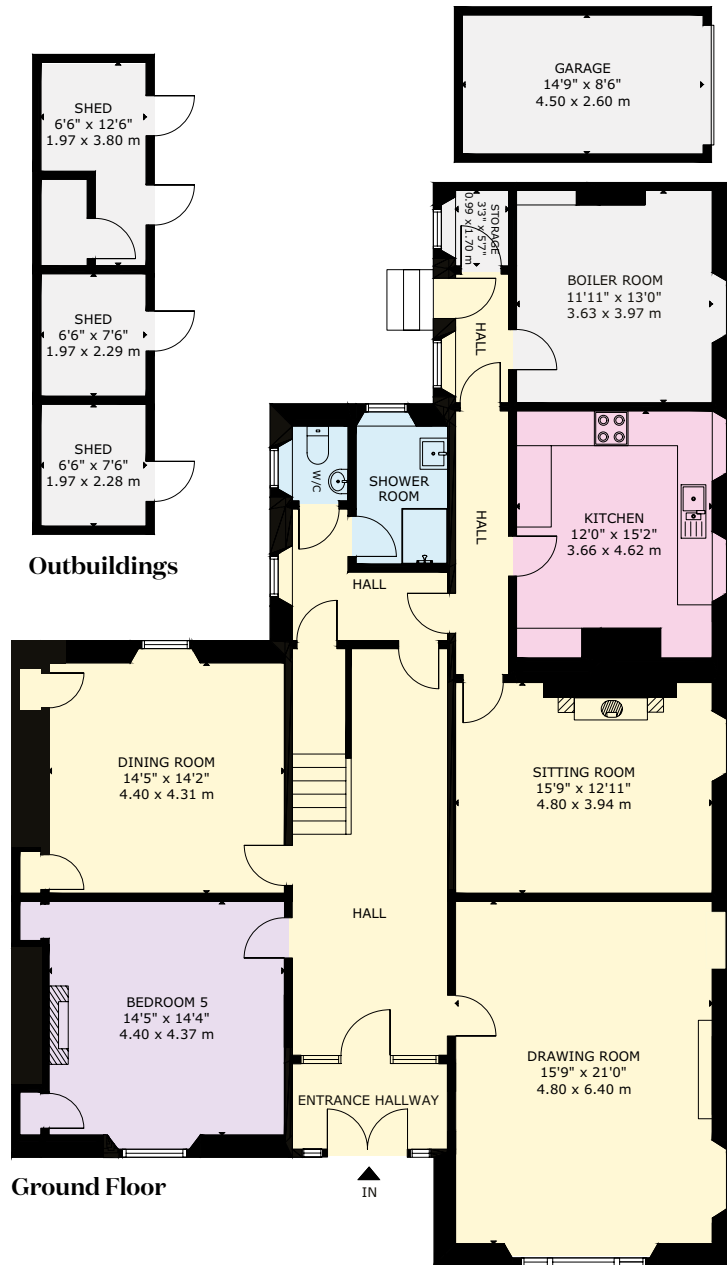
From the main hallway, a rear corridor connects the everyday living spaces which include the snug/family room with a log burner and the kitchen which is well arranged, with extensive storage, double oven, hob and integrated fridge/freezer. To the rear of the house is a generous boiler/store room and walk in larder, a shower room and a separate WC, providing convenient facilities on the ground floor.

An impressive staircase leads to a half landing where a double bedroom sits alongside a spacious family bathroom with its own period fireplace, as well as a separate WC, ensuring a WC is also available on the first floor. The upper landing is broad and elegant, giving access to four further double bedrooms, including a particularly generous south facing principal bedroom. Several bedrooms include wash hand basins, and all feature original fireplaces, contributing to the home's enduring sense of character. A small sitting room at the end of the landing offers a peaceful nook ideal for reading or home working.

Overall, the layout offers a harmonious blend of proportion, light and architectural interest, with each room feeling distinctive yet connected.







- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Approximate Gross Internal Area  
3,747 SQ FT / 348 SQ M

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

# GARDENS AND GROUNDS

Outside, Kirkland enjoys extensive gardens to the front and rear. The front garden is sheltered by established trees, providing privacy and a calm approach to the house, along with a private driveway offering parking for several vehicles. There is a terrace form which to enjoy the south-facing aspect.

The expansive rear garden includes a wide lawn, outbuildings, a garage and ample space for outdoor living, gardening and recreation. The depth of the plot creates a peaceful, secluded environment rarely found so close to the town centre and has potential to be further enhanced for those with green fingers.

# PROPERTY INFORMATION

**Services and Access:** Mains water, mains electricity and mains drainage are connected to the property. Gas central heating is installed.

**Local Authority:** Northumberland County Council

**Council Tax:** Band F

**EPC:** E

**Tenure:** Freehold

**Directions**

**Postcode:** TD15 1NZ

**What3words:** ///crest.pull.manage

**Viewings:** Strictly by appointment with Knight Frank.

**Fixtures and Fittings:** Fitted floor coverings, integrated appliances and light fittings are included in the sale. Certain items of furniture and curtains may be available by separate negotiation.



**Servitude Rights, Burdens and Wayleaves:** The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves. These include rights of access and rights of way, whether public or private, and rights relating to light, support, drainage, water and the passage of services including cables, pipes and other utilities. These may exist in the Title Deeds or may be informally constituted. Purchasers will be deemed to have satisfied themselves regarding the nature of all such rights.

**Offers:** All offers should be submitted to the selling agents. Interested purchasers are advised to contact the selling agents following inspection so that they may be kept informed of any updates regarding the sale.

**Deposit:** A deposit of ten percent of the purchase price may be required within seven days of the conclusion of missives. The deposit will be non-returnable should the purchaser fail to complete the sale for reasons not attributable to the seller or the selling agents.



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