



4 Homebank, East Ord - TD15 2YX

Guide Price £620,000

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4 Homebank

East Ord, Berwick-Upon-Tweed

Offering five versatile reception rooms and five well-proportioned bedrooms, this impressive property provides exceptional flexibility for family living, within walking distance of local amenities.

- Generous Family Home
- Cinema Room
- Flexible Accommodation
- Desirable Cul-de-Sac Location
- Ample Off-Street Parking & Garage
- Solar Panels

Accommodation Comprises

Ground Floor – Entrance Hall, Shower Room, Cloakroom Room, Dining Kitchen, Utility Room, Dining Room Drawing Room, Garden Room, Cinema Room, Double Bedroom, 5th Bedroom/Study.

First Floor – En-Suite Principal Bedroom, Two Further Double Bedrooms, Family Bathroom, Home Office, Airing Cupboard.

Garden & Grounds – Garage, Private Driveway, Patio, Mature Planting, Multiple Lawned Areas.



Property Description

4 Homebank is a welcoming and spacious family home, superbly positioned in the highly sought-after area of East Ord. Boasting five versatile reception rooms and five generously proportioned bedrooms, this impressive property offers exceptional flexibility for modern family living. Conveniently located within walking distance of local amenities, it combines expansive accommodation with everyday practicality in a desirable residential setting.

The ground floor is thoughtfully arranged to suit both family life and entertaining. A welcoming entrance hall leads to a spacious dining kitchen, the heart of the home, complete with a separate utility room. The formal dining room and elegant drawing room provide excellent reception space, while the garden room overlooks the grounds, offering a tranquil spot to relax.

A dedicated cinema room, complete with a large wood-burning stove and high-quality cinema equipment, enhances the home's sociable and entertaining appeal.

The ground floor also includes a double bedroom and an additional double room currently arranged as a study, alongside a useful cloakroom leading to a shower room, ideal for guests, multi-generational living, or home working.

Upstairs, the principal bedroom benefits from an en-suite, ample built in storage and open countryside views. Two further double bedrooms are well-proportioned and served by a stylish family bathroom. A separate home office provides an ideal workspace, while an airing cupboard offers useful additional storage. The layout ensures both privacy and practicality for modern family living.

The property is set within generous and well-maintained grounds. A private driveway leads to the garage, providing ample parking. The gardens feature multiple lawned areas, mature planting and established borders, creating a sense of privacy and colour throughout the seasons. A patio area offers the perfect setting for outdoor dining and entertaining, making the most of the peaceful surroundings.







General Remarks

What3words

<https://w3w.co/clever.bonds.hits>

Tenure

Freehold

Council Tax

Band F

Energy Efficiency Rating

Rated C (72)

Services

Mains water, drainage, gas central heating and electricity supplemented by solar PV panels.

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

4 Homebank is not listed nor does it lie within a conservation area.

Distances

Berwick Train Station 2 miles, Longridge Towers School 2.2 miles, Edinburgh City Centre 59 miles, Newcastle 63 miles. (All distances are approximate).









Area Insights

4 Homebank is located in the peaceful village of East Ord, just a short walk from Berwick Garden Centre and Ord House Bar and Grill. The village offers tranquillity while remaining close to the A1 road, providing easy access north and south. Local amenities are also nearby, including a large Tesco just half a mile away.

The nearby historic market town of Berwick-upon-Tweed boasts beautiful architecture, unspoilt beaches, Elizabethan walls, and a wide range of shops, cafés, restaurants, pubs, and cultural venues such as The Maltings Theatre & Cinema.

Schooling is available for all ages, including the well-regarded independent Longridge Towers School.

Outdoor activities abound, from hill walking, fishing, riding and shooting, to scuba diving in the Berwickshire Marine Reserve, swimming, gym and indoor bowling at Berwick Sports & Leisure Centre, and golf at nearby courses including Magdalene Fields Golf Club, Goswick, Eyemouth and Schloss Roxburgh near Kelso.

Iconic attractions such as Bamburgh Castle and Lindisfarne National Nature Reserve are also easily accessible. Berwick-upon-Tweed has a mainline station with regular trains to Edinburgh, Newcastle and London, making commuting simple.

Despite its connectivity, the area retains a low population and offers a rare combination of peace, space and quality of life.



Useful Links

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/>

Berwick Sports & Leisure Centre - <https://www.placesleisure.org/centres/berwick-sports-and-leisure-centre/>

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

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/>

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

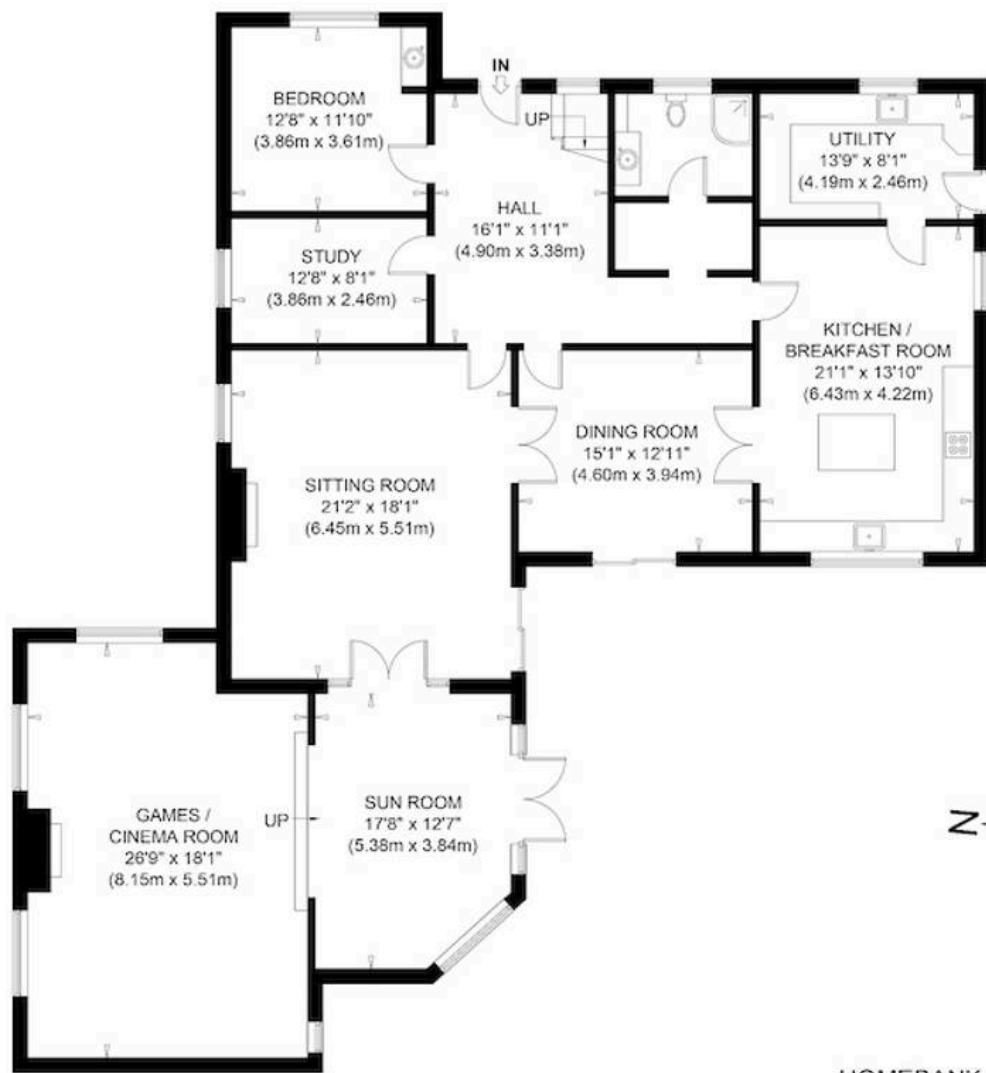
Fishing - <https://www.fishpal.com/Scotland/Tweed>

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

Kelso Races - <https://www.kelso-races.co.uk>

Schloss Hotel and Golf - <https://schlosshotel-roxburghe.com/en/home>





GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 215.5 SQ M / 2319 SQ FT

☐ = Reduced headroom below 1.5m / 5'0"



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 84.5 SQ M / 909 SQ FT



GARAGE
GROSS INTERNAL
FLOOR AREA 16.7 SQ M / 180 SQ FT



HOMEBANK
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA = 300.0 SQ M / 3229 SQ FT
GARAGE = 16.7 SQ M / 180 SQ FT
TOTAL = 316.7 SQ M / 3409 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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