



Five Acres Lamberton, Berwick-Upon-Tweed

Guide Price £420,000

PATON & CO
ESTATE AGENTS





Five Acres Lamberton

Berwick-Upon-Tweed, Berwick-Upon-Tweed

Five Acres is a generous detached home offering, outbuildings and generous garden grounds including established five acres of woodland and an additional four acres of grazing.

- Detached Family Home
- Ample Off-Street Parking and a Tripple Garage
- Easy Access of The A1 North & South
- Mature Woodland and Grazing
- Sea Views

ACCOMMODATION COMPRISES

Ground Floor – Entrance Hall, Dinng Kitchen, Utility, Dining Room, Sitting Room, Four Double Bedrooms, Family Bathroom.

First Floor – Principal Bedroom, En-Suite, Dressing Room.

Garden & Grounds – Off-Street Parking, Double Garage, Outbuilding, Mature Woodland, Grazing, Pond, Patio, Lawns

Property Description

Five Acres, Lamberton, is a substantial detached family home set within generous garden grounds, established woodland, and grazing land. The property offers well-proportioned and versatile accommodation throughout, including five bedrooms, and is complemented by a range of useful outbuildings.

A particular highlight is the impressive principal suite on the first floor, which provides a private retreat complete with a dressing room and an en-suite bathroom featuring a sauna.

The ground floor accommodation comprises a welcoming entrance vestibule, a spacious dining kitchen, utility room, and a separate dining room. There is also a large sitting room with a bay window enjoying outstanding sea views, along with four double bedrooms and a family bathroom. The first floor is dedicated entirely to the principal suite, enhancing both privacy and comfort.

Externally, Five Acres benefits from ample off-street parking, a double garage, and an additional outbuilding. The extensive garden grounds extend to approximately five acres, including areas of established woodland, and are complemented by around four acres of grazing land. Together, these provide a peaceful rural setting with excellent outdoor space and flexibility of use.

Five Acres presents an excellent opportunity to acquire a generous family home with exceptional sea views, ideally positioned for commuting both north and south via the A1, with two East Coast Main Line railway stations within easy reach.





General Remarks

Services

Mains electricity, mains water, drainage to a private septic tank, LPG gas central heating.

Fixtures and Fittings

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

Listing and Conservation

Not Listed nor within a conservation area.

Council Tax - Band F

Tenure - Freehold

EPC Energy Efficiency Rating - Band E

Agents Note

Consumer Protection from Unfair Trading Regulations 2008

This property is being sold by a mortgagee in possession. Accordingly, the seller has limited knowledge of the property and is unable to provide the usual warranties or guarantees. No warranty is given in respect of the condition of the property or its services, and prospective purchasers are advised to satisfy themselves on all aspects of the property prior to submitting an offer.





Area Insights

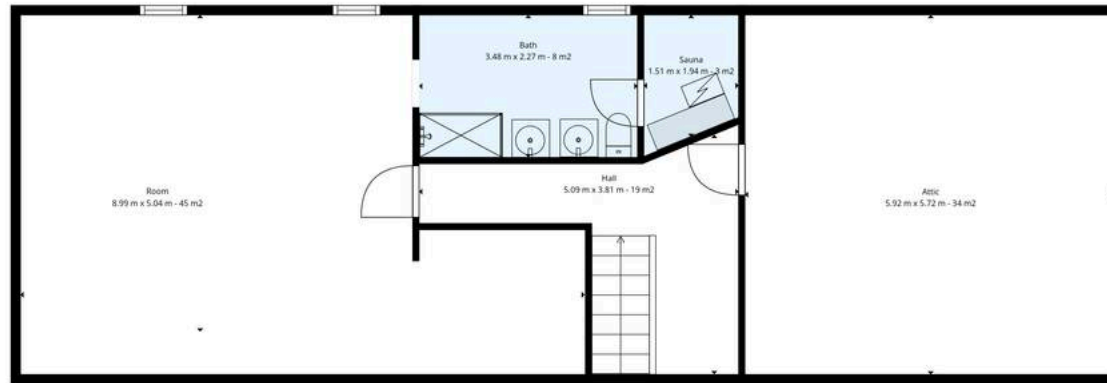
Five Acres is situated in the small hamlet of Lamberton, just north of the Scottish Borders. The historic town of Berwick-upon-Tweed lies approximately 4 miles south of Five Acres, accessible via the A1 in Northumberland.

Berwick-upon-Tweed offers a wide range of amenities, including all major supermarket chains, independent shops, historical attractions within its medieval walls, and a variety of cafes and restaurants. The town also benefits from a mainline railway station with direct access to Edinburgh and Newcastle in around 45 minutes, and London in approximately 3 hours and 45 minutes.

The nearby coastal town of Eyemouth, around 5 miles away, features a picturesque harbour and a selection of local amenities, including a Co-op, specialty shops, a home bakery, and a fishmonger. Leisure facilities in Eyemouth include a swimming pool, fitness centre, and a range of pubs and restaurants.

For schooling, Ayton Primary School caters to younger children, while Eyemouth Secondary School serves older students. In addition, highly regarded independent schools in the region include Belhaven Hill School in Dunbar and Longridge Towers School near Berwick-upon-Tweed.

Lamberton is also within easy reach of the stunning Coldingham Sands beach and the dramatic St Abbs Head National Nature Reserve, making it an ideal location for nature lovers. The area is rich in country and sporting pursuits, with several golf courses nearby in Eyemouth, Dunbar, and Berwick-upon-Tweed, offering ample opportunities for outdoor enthusiasts.



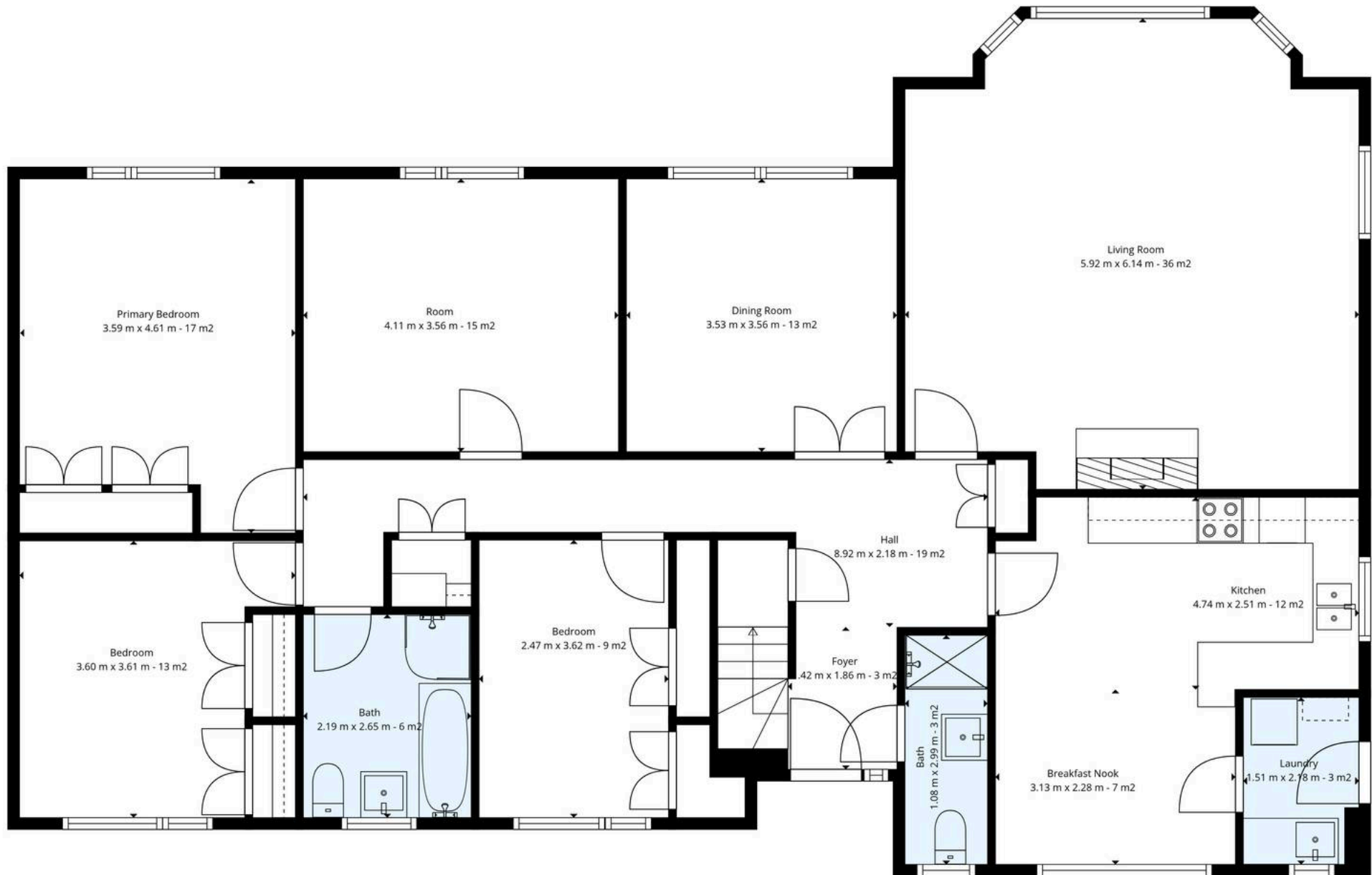
2nd Floor



1st Floor

Total: 214 m²
 1st Floor: 158 M², 2nd Floor: 56 m²
 Excluded Areas: Attic: 34 M², Low Ceiling: 10 M², Walls: 17 m²





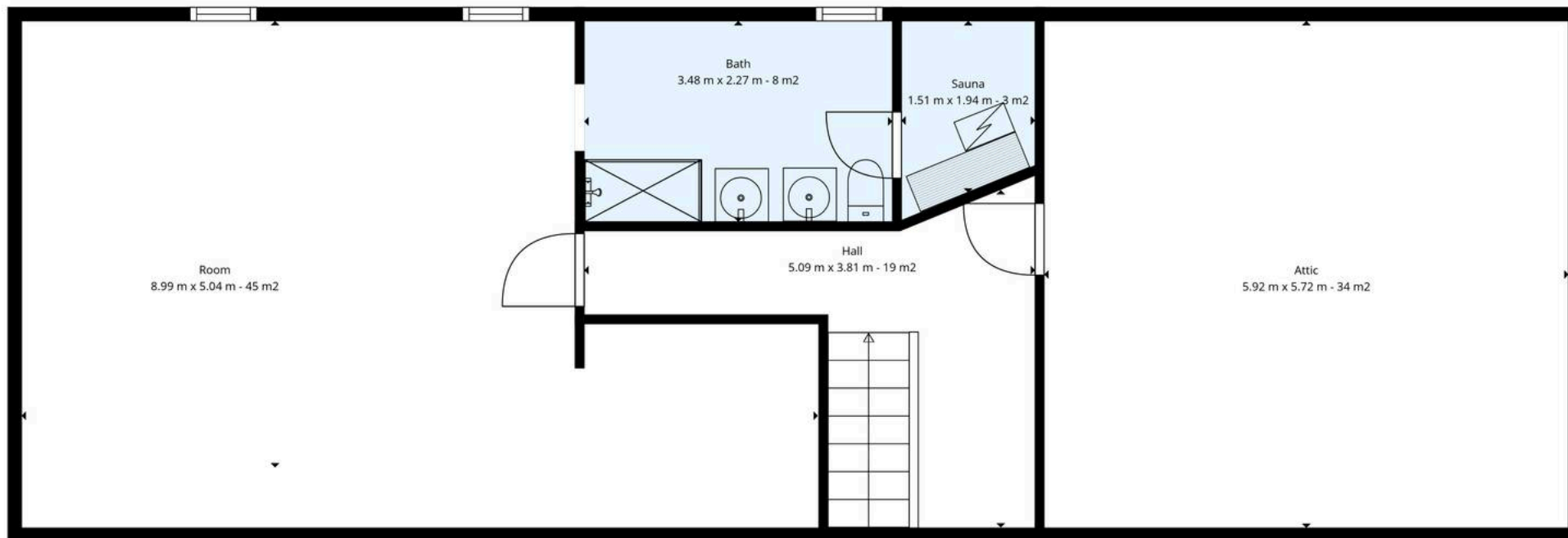
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Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.





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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 themselves 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.



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