



Summer Bank, Foulden West Newton - TD15 1UL

Offers Over £495,000

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Summer Bank

Foulden West Newton, Berwick-Upon-Tweed

Summer Bank is a beautifully converted barn situated in the peaceful hamlet of Foulden Newton, this charming home boasts four generous bedrooms, luxurious living spaces, mature gardens and an attractive area of woodland.

- Beautifully Converted Barn
- Luxurious & Characterful
- Superb Condition
- Lovely Gardens with Woodland Area
- Peaceful Location with Extensive Views
- Two En-Suite Bedrooms, One on the Ground Floor

Accommodation Comprises

Ground Floor:– Entrance Vestibule, Hall, Dining Kitchen, Sitting Room, WC, Double Bedroom with En-Suite.

First Floor:– Principal Bedroom with Dressing Area & En-Suite, Family Shower Room, Two Double Bedrooms.

Garden & Grounds:– Garage with Utility Space, Insulated Garden Building, Off-Street Parking, Lawn, Patio, Decking, Raised Beds, Gravelled Areas, Area of Woodland.





Property Description

Summer Bank is a luxurious and characterful converted barn set in the peaceful hamlet of Foulden Newton. Enjoying an elevated position with views into its own private area of woodland and the Cheviot Hills to the South, this beautiful home offers tranquillity, space, and charm.

The entrance leads into a welcoming vestibule and spacious hallway with sleek under-stair storage. The L-shaped dining-kitchen features painted oak shaker cabinetry, solid oak flooring, and direct access to the garden.

A stunning triple-aspect sitting room forms the heart of the home, complete with a wood-burning stove and views across the grounds. A generous ground floor bedroom with en-suite and a separate WC complete this level.

Upstairs, the light-filled landing makes excellent use of the eaves. The impressive principal bedroom enjoys triple-aspect views, a private balcony, dressing area and a large en-suite with bath and shower. Two further double bedrooms and a family shower room complete the first floor.

Externally, Summer Bank offers beautifully landscaped gardens including mature herbaceous borders, raised beds, lawned areas, a selection of seating areas including patios and gravelled areas. A garage with a utility and two private parking spaces to the front. There is also a fully insulated garden building with double glazed windows, lighting, and power points.

Additionally, Summer Bank offers an area of private woodland, which is a haven for a wide variety of birds and other wildlife. The current owners have created a peaceful seating area, an ideal spot to relax in the shade on a hot summer day whilst enjoying the bubbling of the burn and the birdsong. The wood requires no maintenance whilst providing a beautiful setting for this lovely house.





General Remarks

What3words

<https://w3w.co/bracing.chief.seashell>

Tenure

Freehold

Council Tax

Band G

Energy Efficiency Rating

Rated C

Services

Oil Central Heating.

Mains electricity and water.

Shared Septic Tank for all Eight Properties.

Fixtures and Fittings

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

Listing and Conservation

Summer Bank is not listed nor does it sit within a conservation area.

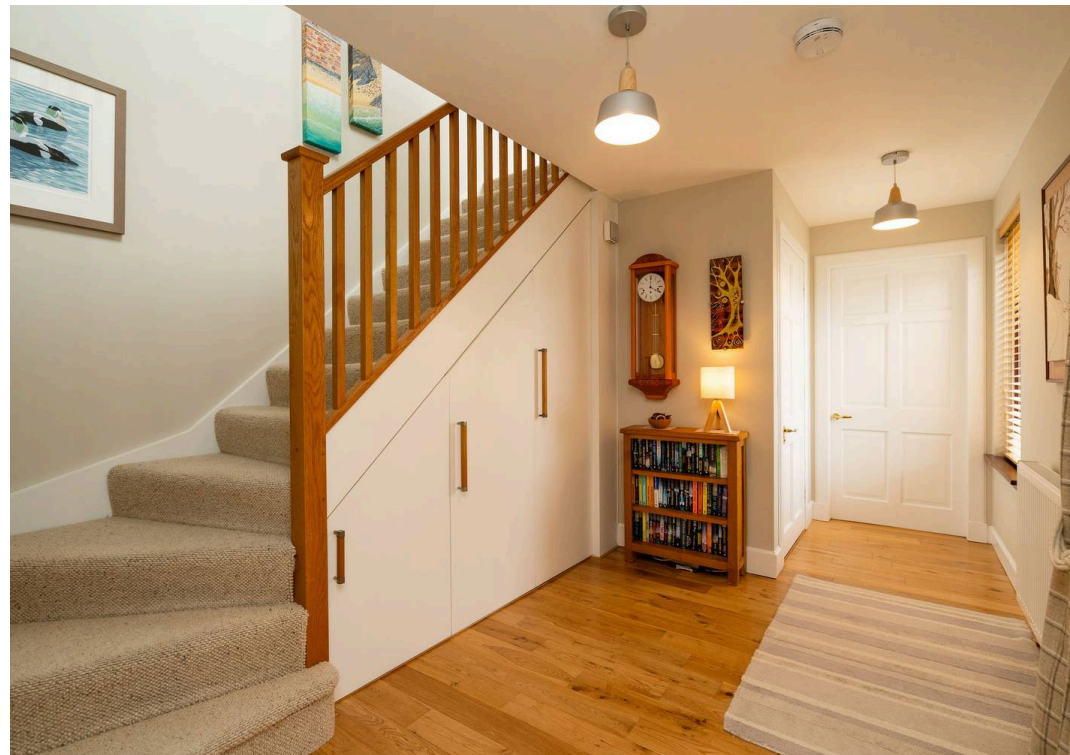
Agents Note

The wood is an SSSI and there are restrictions on tree felling and development.

Distances

Chirnside 5 miles, Berwick-upon-Tweed 6 miles, Reston Train Station 8, Duns 13 miles, Kelso 21 miles, Edinburgh 53 miles, Newcastle 70 miles. (All distances are approximate)







Area Insights

Summer Bank is situated in the peaceful hamlet of Foulden Newton, close to the centre of Foulden village, in a sought-after area of the Scottish Borders. The village exudes a strong sense of community, with local events and gatherings that bring residents together, fostering a warm and welcoming atmosphere.

While Foulden is a small village, the nearby town of Berwick-upon-Tweed provides a variety of amenities, including independent shops, restaurants, and essential services such as schools and healthcare facilities.

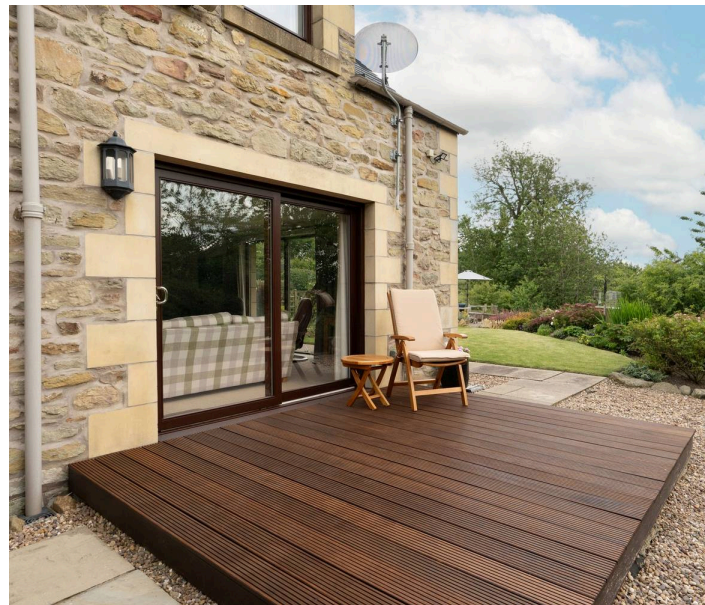
Cultural and recreational activities are accessible with notable sites like Paxton House, Manderston, and Floors Castle nearby. Local festivals celebrate Scottish Borders traditions, adding vibrancy to community life.

Transport links are excellent, with easy connections to Edinburgh, Newcastle, and London via the A1 trunk road and Berwick's mainline train station, with London just a 3.5-hour journey away. There is a further East Coast Mainline station at Reston, 7.5 miles away.

Chirnside, 4.5 miles away, offers a Co-op, butcher, pub, convenience store, post office, fish and chip shop, pharmacy, and a well-regarded primary school. Duns and Eyemouth High Schools are also nearby.

Summer Bank is a short drive from Coldingham Sands beach and St Abbs Head National Nature Reserve. and there is easy access to the miles of beautiful coastline in Northumberland and East Lothian.

Berwick-upon-Tweed, about 6 miles away, is renowned for its stunning architecture and amenities, including national supermarkets, leisure clubs, banks, and The Malting theatre and cinema. There are several golf courses nearby, such as Eyemouth, Duns, Goswick, and Magdalene Fields in Berwick.



Useful Links

Duns Golf Club - <https://www.dunsgolfclub.com/>

The Allanton Inn - <https://www.allantoninn.co.uk/>

St Abbs Head - <https://www.visitscotland.com/info/see-do/st-abbs-head-national-nature-reserve-p251921>

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

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

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

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/>

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

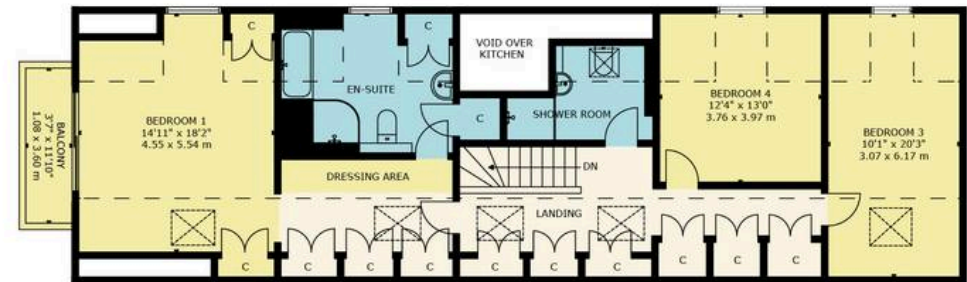




OUTBUILDING



MAIN HOUSE: GROUND FLOOR



MAIN HOUSE: FIRST FLOOR

SUMMER BANK, TD15 1UL
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 2,404 SQ FT / 223 SQ M
GARAGE 232 SQ FT / 21 SQ M, BALCONY 42 SQ FT / 4 SQ M
SUMMER HOUSE / WORKSHOP 80 SQ FT / 7 SQ M
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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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.

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