



7 Pier Maltings Pier Road, Berwick-Upon-Tweed

Guide Price £450,000

PATON & CO
ESTATE AGENTS



7 Pier Maltings Pier Road

Berwick-Upon-Tweed, Berwick-Upon-Tweed

7 Pier Maltings is a striking three-bedroom townhouse in a Grade II listed building, occupying a prime waterfront position with south-facing views over the River Tweed estuary and Northumbrian coast.

- Sea Views
- Balcony
- Off-Street Parking
- Peaceful Coastal Town Location
- Successful Holiday Let
- Within a Short Walk of Amenities



Property Description

7 Pier Maltings is a contemporary three-bedroom townhouse set within a Grade II listed building, occupying a prime waterfront position with stunning south-facing views over the River Tweed estuary and the Northumbrian coastline.

On entering, you are welcomed into a spacious entrance hall with ample storage, providing access to a ground-floor ensuite bedroom and a convenient utility room. The first floor features a further ensuite double bedroom with a charming feature beam, a second double bedroom, and a stylish family shower room.

The second floor is devoted to an open-plan living area, designed to maximise the exceptional views. This space boasts sleek cabinetry, integrated appliances, vaulted ceilings with exposed beams, and a balcony perfectly positioned for enjoying the waterfront scenery.

Externally, the property benefits from a large communal garden to the rear, a private parking space for one vehicle, and additional on-street parking directly in front of the home.

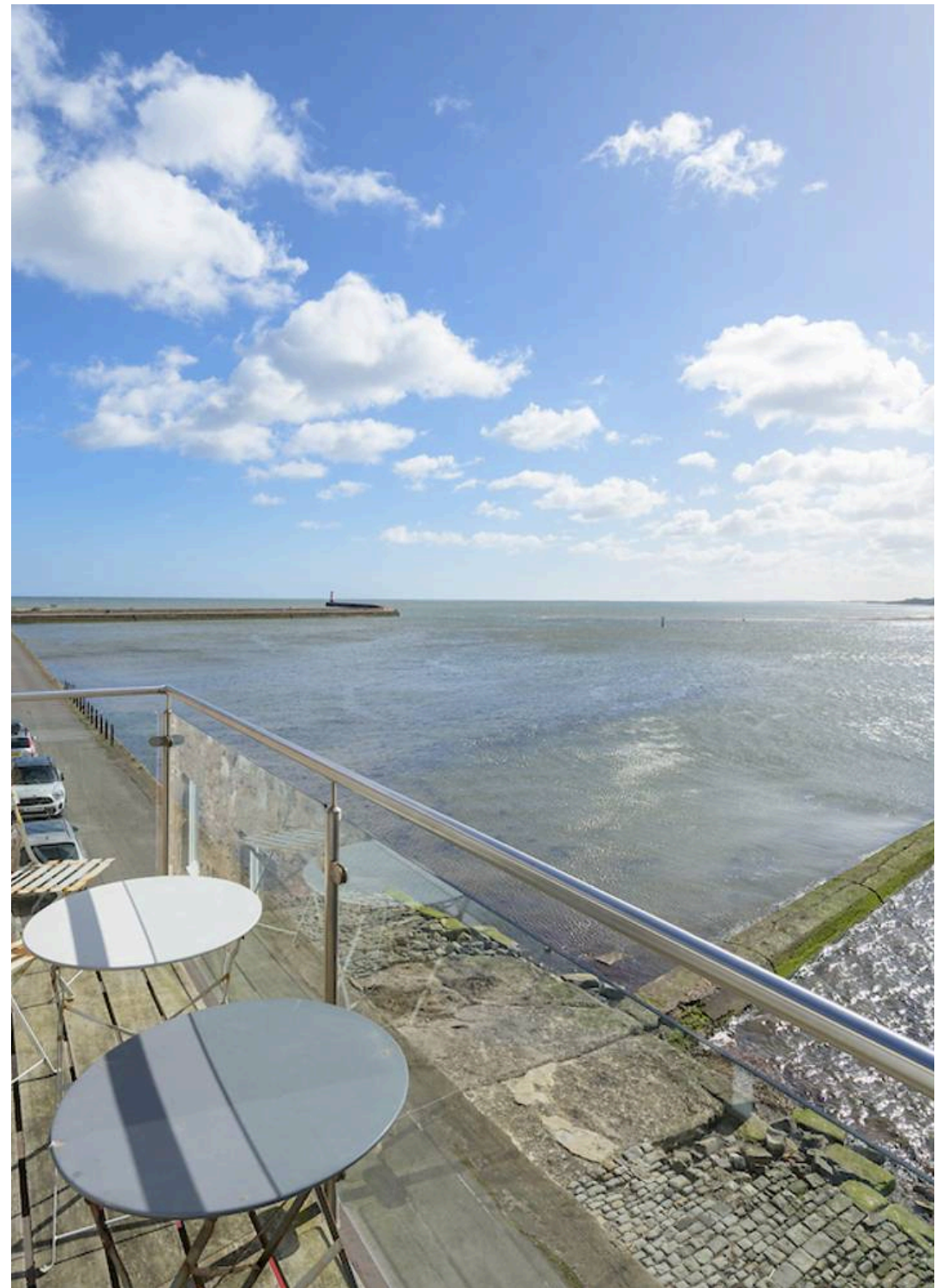
Accommodation Comprises

Ground Floor- Reception Hallway, Bedroom (En-Suite & Built In Wardrobes), Utility Room, Ample Storage.

First Floor- Bedroom 2 (En-Suite & Built In Wardrobes), Bedroom 3 (Built In Wardrobes), Family Shower Room.

Second Floor- Open Plan Kitchen / Dining Room / Sitting Room.

Outside- Balcony, Communal Gardens, Private Parking For 1 Vehicle.





General Remarks

Distances

Berwick Train Station 0.5 miles, Norham 8.5 miles, Kelso 24 miles, Bamburgh 19 miles, Alnwick 30 miles, Edinburgh City Centre 57 miles, Newcastle 64 miles. (All distances are approximate)

What3words

<https://w3w.co/ages.bound.hush>

Fixtures and Fittings

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

Services

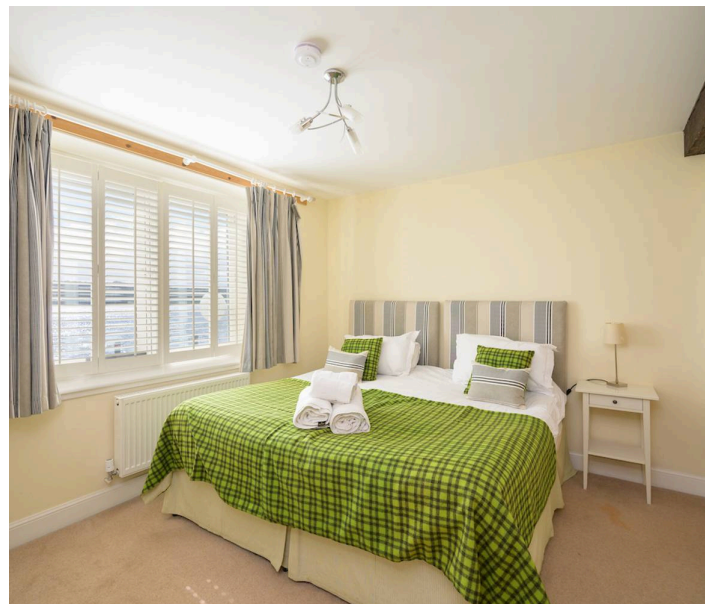
Mains gas central heating, water, electricity and drainage. Broadband services available.

Listing & Conservation

7 Pier Maltings is Grade II Listed and lies within a conservation area.

AGENTS NOTE

There is an annual maintenance charge of £991 for the maintenance of communal areas.





Area Insights

7 Pier Maltings enjoys a superb position beside the iconic Elizabethan walls in Berwick-upon-Tweed, within easy walking distance of the town centre, picturesque pier, and surrounding beaches. The setting offers a wonderful sense of openness while remaining close to a wide range of amenities. Berwick-upon-Tweed is a historic market town known for its striking architecture and excellent facilities, including a variety of shops, supermarkets, schooling for all ages, and the independent Longridge Towers School.

The town also offers a great selection of cafés, restaurants, leisure facilities, and the popular Maltings Theatre & Cinema. The mainline railway station provides regular services to Edinburgh, Newcastle, and London, while the nearby A1 ensures easy road access north and south.

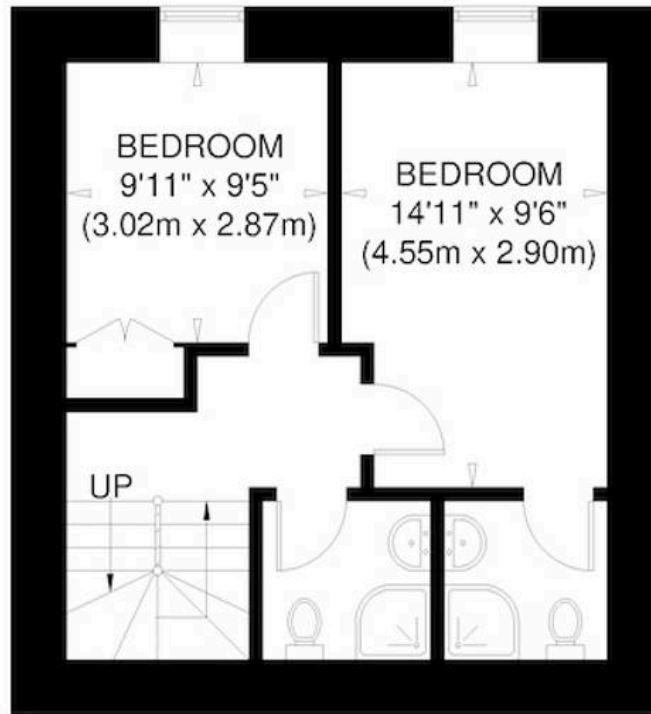
The surrounding area boasts the stunning Northumberland and Berwickshire coastline, with unspoilt beaches and attractions such as Lindisfarne National Nature Reserve and Bamburgh Castle within easy reach.

A wide range of outdoor pursuits are available locally, including walking, fishing, and golf, with Berwick Golf Club just a short walk away. Despite its excellent connections, Berwick offers a relaxed pace of life, combining coastal beauty, historic charm, and modern convenience.

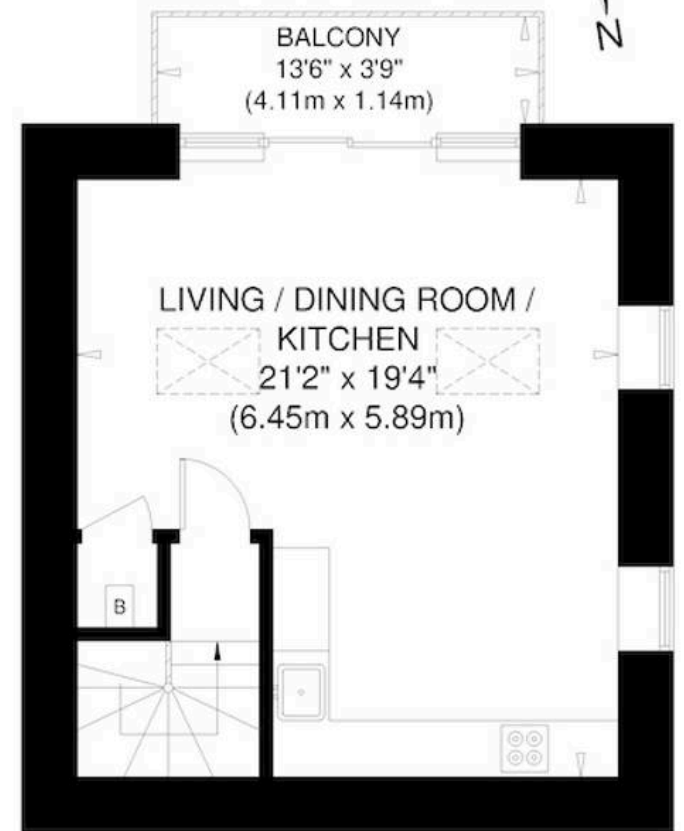




GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 37.1 SQ M / 399 SQ FT



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 37.1 SQ M / 399 SQ FT



SECOND FLOOR
GROSS INTERNAL
FLOOR AREA 37.8 SQ M / 407 SQ FT

PIER MALTINGS
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA = 112.0 SQ M / 1205 SQ FT
All measurements and fixtures including doors and windows
are approximate and should be independently verified.
Copyright © exposure
www.photographyandfloorplans.co.uk



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 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.

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.



Paton & Co Estate Agents

Paton & Co LLP, Conduit House - TD15 1TB

01289542400 • enquiries@patonandco.com • www.patonandco.com/