



SEAHOUSE

Scremerston, Berwick-upon-Tweed, Northumberland





SEAHOUSE

SCREMERSTON, BERWICK-UPON-TWEED,
NORTHUMBERLAND, TD15 2RJ

Scrermerston 1 mile • Berwick-upon-Tweed 3 miles • Kelso 24 miles
Newcastle-upon-Tyne (and airport) 61miles • Edinburgh 61 miles (distances approximate)

A WONDERFUL GEORGIAN FAMILY HOME IN AN EXCEPTIONAL COASTAL SETTING WITH REMARKABLE VIEWS SOUTH ALONG NORTHUMBERLAND'S DRAMATIC COASTLINE; LOCATED IN FABULOUS CLIFF-TOP COUNTRYSIDE, PROVIDING GENEROUS AND VERSATILE ACCOMMODATION, INCLUDING A SELF-CONTAINED COTTAGE, WITH EXCELLENT ROAD AND RAIL LINKS TO NEWCASTLE, LONDON AND EDINBURGH.

Accommodation

Spacious architecture and period detail with: Entrance hall
3 Substantial Reception Rooms • 5 Bedrooms • 2 Bath/Shower Rooms (one ensuite
Separate WC • Kitchen/Breakfast Room • Scullery • Boot/Boiler Room
Tack Room • Downstairs WC • Attic Store • Cellar • Approx 4,810 sq ft

Connecting cottage with: 2 Bedrooms • Family Bathroom
Kitchen & Breakfast Room • Sitting Room • Pantry • Approx 1,699 sq ft

Front Drive and Turning Circle • Back Drive • Accessible to sandy beaches
Stabling & Paddocks Extending To Approximately 3 Acres

IN ALL ABOUT 3.84 ACRES | FOR SALE AS A WHOLE



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Alnwick, Northumberland, NE66 2GD

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Situation

Seahouse has a magical coastal setting, situated only metres from the sea, and about a mile outside the village of Scremerston. A gravel driveway leads from the public road to a turning circle at the front of the house, and a shared back drive heads to the back door and Seahouse Cottage.

The fortified Border town of Berwick-upon-Tweed is approximately 3 miles to the north of Scremerston. This historic market town, celebrated for its “quay walls” and Georgian architecture, provides a wide range of shops, national retailers, cafés, restaurants, leisure facilities and schooling. Locally there are several schooling options with first, middle and secondary schools available in Scremerston and Berwick-upon-Tweed. Private schooling is provided by Longridge Towers, situated just outside Berwick, taking children from nursery/prep through to sixth form.

This part of Northumberland is particularly well known for its beautiful countryside, dramatic landscapes, vibrant wildlife and strong agricultural, equestrian and sporting traditions. Seahouse is an ideal base for those who enjoy cycling, salmon fishing on The Tweed, walking (the Northumberland Coast Path runs along the western boundary of Seahouse), game shooting, rugby and golf. Northumberland has several exciting courses along its dramatic Heritage Coastline, including Goswick Links Golf Club, widely recognised as one of the top golf courses in the north of England. This “James Braid” masterpiece hosts regional qualifying tournaments for The Open Championship.







The area is rich in history (including Anglo-Scottish border warfare, industrial heritage and natural beauty, with the Northumberland and Berwickshire coastlines providing unspoilt beaches (notably Cocklawburn and Cheswick), dramatic headlands and exceptional walking. The Scottish Border is approximately 6 miles to the north of Seahouse providing access to the beautiful border towns of Kelso and Melrose, with the Cheviot Hills of the Northumberland National Park and the castles of Holy Island, Bamburgh and Alnwick all within a 30-mile radius of Seahouse.

The transport links that service Seahouse are second to none being, as it is, equidistant from Edinburgh and Newcastle: the mainline station offers regular services to Edinburgh (45 minutes), Newcastle (45 minutes) and London (3 hours 45minutes), while the A1 provides swift road access north and south. There are regular international and domestic flights to and from Newcastle Airport and Edinburgh Airports.

Description

Seahouse is a substantial Georgian, stone built attached family home, forming part of what once was the colliery owner's residence. Seahouse's position takes full advantage of its unique location and the spectacular views to the north and south along the Northumberland coastline. It is set in its own grounds of approximately 3.84 acres and includes a self-contained two-bedroom cottage (Seahouse Cottage). The house retains a wealth of original, period architectural features synonymous with the era and is traditionally laid out. On three floors, the accommodation is light, spacious and elegantly proportioned, with high ceilings, decorative tiling, sash windows, feature fireplaces, panelling and well-preserved joinery.

The principal reception rooms are particularly appealing, providing both formal and informal living spaces which suit modern family life whilst retaining their charm. The smaller of these rooms is currently used as a "snug", whilst the dining room and, particularly, the drawing room provide scale. There is a large kitchen/breakfast room with an electric Aga. As with all country houses the large boot/boiler room and scullery are real assets and a "must have". The principal





Cottage



Cottage



Cottage



Cottage



Cottage

bedroom accommodation is on the first floor, where the main bedroom has an ensuite shower room; otherwise, there are three bedrooms and a family bathroom. On the second floor is another bedroom and an attic store. The sea/coastal views from the house, not least from the drawing room, main bedroom and drawing room of Bamburgh and Holy Island are truly inspiring (and always changing).

Seahouse Cottage is a spacious, well-appointed, two-storey, self-contained cottage with its own access from the back drive, and private yard. In recent years it has been let successfully for holidays. It has a modern kitchen (with an electric Aga) and separate breakfast room. Upstairs there are two double bedrooms and a family bathroom. It provides excellent versatility, suitable for guest accommodation, multigenerational living or potential income generation, subject to any necessary consents. If required, it could be incorporated back into the main body of the house, through existing openings on both floors.

(See floorplans for room layout and dimensions.)

Outside, a gravel drive leads through stone pillars to a gravel turning circle at the front door, where a ha-ha provides protection from neighbouring farmland. The back driveway and parking area is owned, with a right of access over the first section to neighbouring Seabarn. Within the grounds of Seabarn is a storage building, two thirds of which remains with Seahouse, together with access to it.

On the far side of the back drive from the house are the paddocks, divided by stone walls, post and rail fences and wire fences, with a timber field shelter containing an internal loose box. The paddocks have their own water supply and provide good grazing. At the backdoor is a timber stable block with two loose boxes and a sheltered "walled" garden. The foreshore can be accessed from the paddocks. The views to the south, from the garden and house, do not disappoint!





Services

Mains electricity (the house and cottage are metered separately), mains water supplied through private pipes; shared private drainage. Seahouse has an LPG-fired central heating system; the cottage has electric heaters. Dedicated broadband to both the house and cottage.

These services have not been tested and therefore there is no warranty from the agents.

Council Tax

Seahouse - Band F

Seahouse Cottage - Band C

EPC

Seahouse - F (31)

Seahouse Cottage - F (32)

Directions

what3words: ///sandals.sake.shunning - to the private (exclusive) entrance to Seahouse.

Tenure

Freehold with vacant possession on completion.

Viewing Arrangements

Strictly by appointment through GSC Grays 01665 252 070.

Method of Sale

Seahouse is offered for sale by private treaty. It is anticipated that offers will be invited at a closing date for best bids. However, the Seller reserves the right to agree a sale at any point without further reference to interested parties. Prospective purchasers are advised to register their interest in writing with the selling agents following an inspection. Anyone who has informed the selling agents in writing that they intend to make an offer will be notified of the closing date.

Local Authority

Northumberland County Council



Conditions of sale

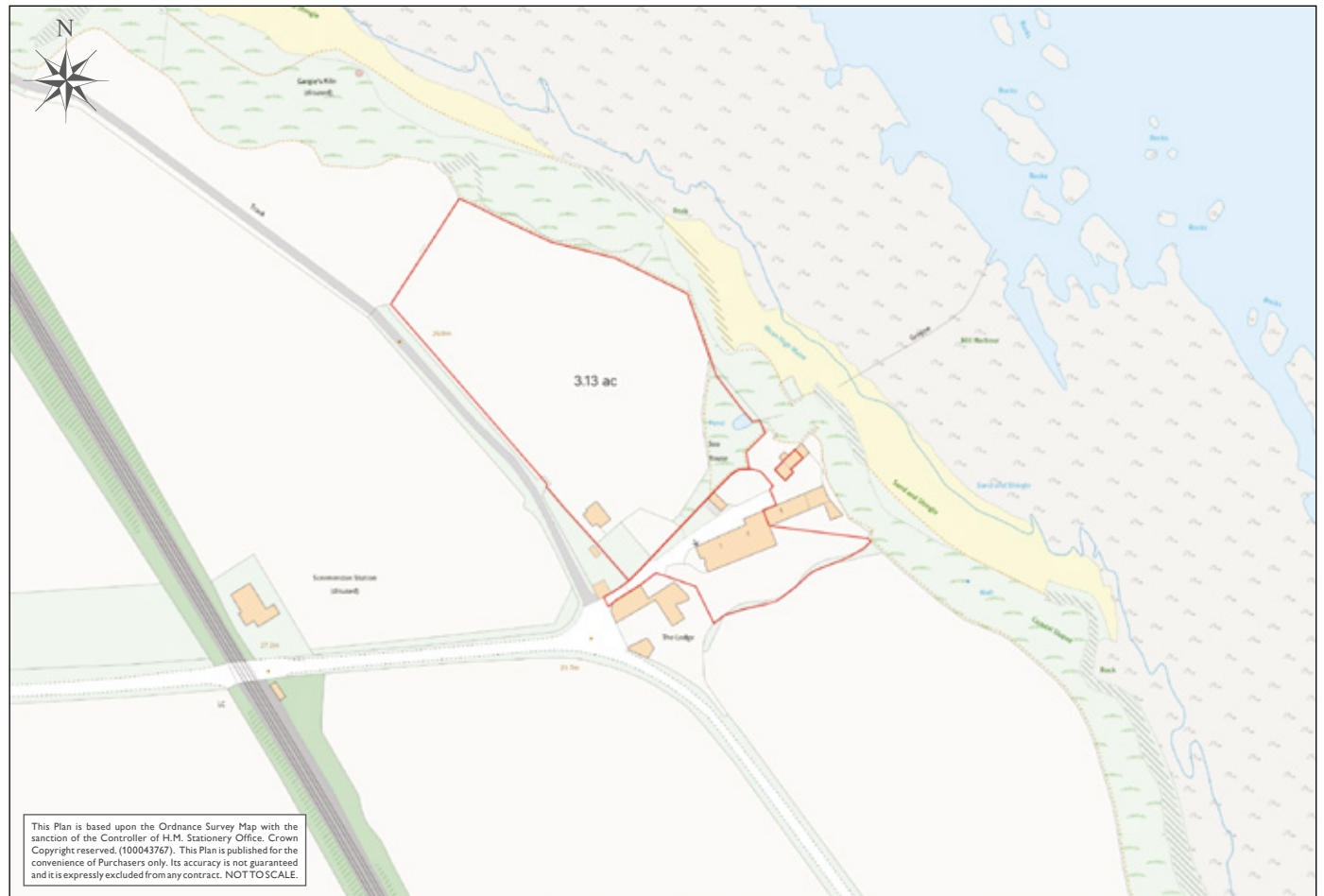
1. Fixtures & Fittings - Items not specifically mentioned within the sale particulars are not included in the sale but may be available for purchase at separate valuation.
2. Title - The subjects are sold under the conditions in the Title Deeds, rights of way (if any), water rights affecting the same, whether shown in the Title Deeds or not. They will be sold as possessed by the Seller and no warranty is given.
3. Deposit - On exchange of contracts a deposit of 10 per cent of the purchase price will be paid with the balance due at the date of entry. This deposit will be nonreturnable in the event of a purchaser failing to complete the sale for reasons not attributable to the Sellers or their agent.

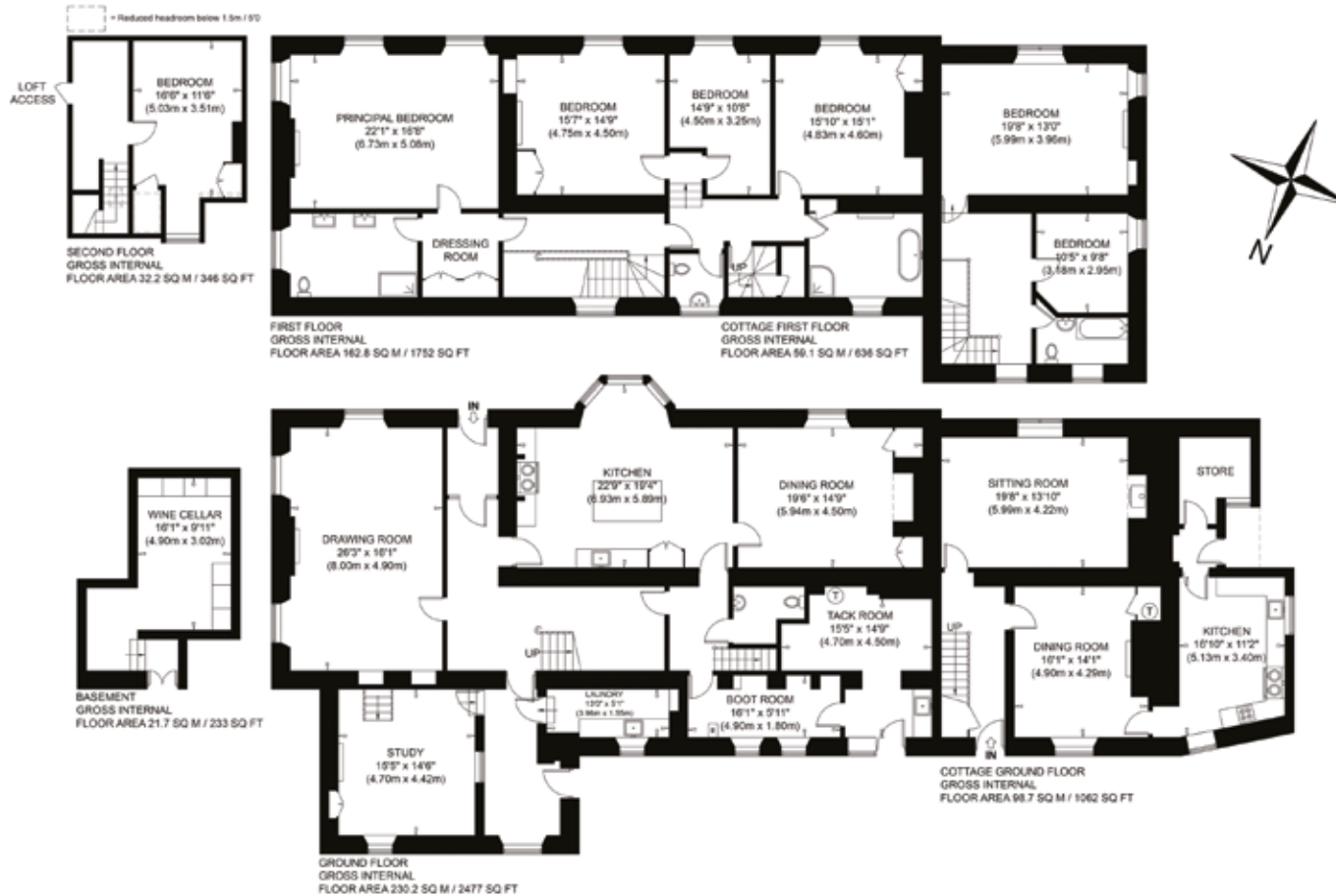
Entry

By arrangement.

Anti-Money Laundering

All offers to purchase the property (regardless of whether the offer is on a cash basis or subject to loan funding) must be accompanied with evidence of source of funds. This can be in the form of a bank statement showing the purchase price, a financial reference from a bank/funding source, or confirmation from a solicitor that the purchaser has sufficient funds to complete the purchase. In addition, the purchaser must supply certified copies of his/her passport and confirmation of residence in terms acceptable under anti-money laundering (AML) legislation. These documents will be required for all individuals who will appear on the title once the transaction is complete. A charge of £35 + vat will be made for each named individual in respect of these checks.

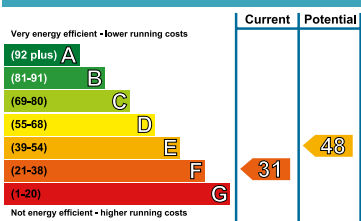




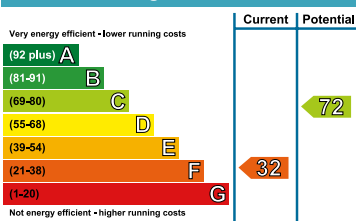
SEAHOUSE
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA = 446.9 SQ M / 4810 SQ FT
 COTTAGE = 157.8 SQ M / 1699 SQ FT
 TOTAL = 604.7 SQ M / 6509 SQ FT

All measurements and fixtures including doors and windows are approximate and should be independently verified.
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Seahouse - EPC



Seahouse Cottage - EPC



DISCLAIMER NOTICE:

PLEASE READ: GSC Grays gives notice to anyone who may read these particulars as follows:

1. These particulars, including any plan, are a general guide only and do not form any part of any offer or contract.
2. All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to our presentation or warranty. This should not be relied upon as statements of facts and anyone interested must satisfy themselves as to their corrections by inspection or otherwise.
3. Neither GSC Grays nor the vendors accept responsibility for any error that these particulars may contain however caused.
4. Any plan is for guidance once only and is not drawn to scale. All dimensions, shapes, and compass bearings are approximate and you should not rely on them without checking them first.
5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition, repair or otherwise nor that any services or facilities are in good working order.
6. Please discuss with us any aspects that are important to you prior to travelling to the property.

Particulars written: June 2026
 Photographs taken: May 2026

