



7 Ivinson Road, Tweedmouth - TD15 2EA

Guide Price £275,000

PATON & CO

SALES | LETTINGS | RURAL



7 Ivinson Road

Tweedmouth, Berwick-Upon-Tweed

A spacious detached family home with flexible accommodation, four bedrooms, stylish open-plan living, multi-fuel stove, generous garden and attached garage, ideally suited to modern family life.

- Detached family home
- Four versatile bedrooms
- Open-plan living space
- Multi-fuel stove
- Private rear garden
- Attached garage

Accommodation Comprises

Ground Floor: Conservatory, Dining/Living Area, Kitchen, Family Bathroom & Bedroom 4

First Floor: Principal Bedroom, Bedroom 2 & 3

Externally: Driveway, Garage, Front & Rear Garden



Property Details

7 Ivinson Road is a well-presented detached family home offering spacious and versatile accommodation throughout, complemented by generous gardens and an attached garage. With flexible living spaces and well-proportioned bedrooms, the property is ideally suited to families, first-time buyers, or those seeking adaptable accommodation.

Upon entering, you are welcomed into a bright and airy conservatory, which leads through to an open-plan dining/ living room. The living room features a charming multi-fuel stove, creating a cosy and inviting focal point. The kitchen is well-equipped for modern family living, featuring a traditional Belfast sink, gas hob, integrated oven, and ample worktop and storage space. Access is provided to the attached garage, offering valuable additional storage and workshop potential.

A generously sized double bedroom is also located on the ground floor, currently used as a playroom, but offering excellent flexibility as a guest bedroom, home office, or ground floor principal bedroom. A spacious family bathroom completes this level, fitted with a shower over the bath and heated towel rail.

Upstairs, there are three further bedrooms, including a spacious principal bedroom, a second double bedroom, and a single bedroom which would be ideal as a child's room, nursery, or home office. The accommodation provides excellent flexibility for a variety of lifestyles.

Externally, the property benefits from a private enclosed rear garden, predominantly laid to lawn and bordered by mature hedging, providing a secure and attractive outdoor space. A paved pathway extends around the property, allowing access from both sides of the home to the rear garden and garage. A paved service area with covered log store provides useful outdoor storage and convenient access for fuel for the multi-fuel stove. To the front, there is a well-maintained garden with a lawned area and paved patio adjoining the conservatory, creating a pleasant seating space. The detached position of the property allows for practical side access on both sides. The attached garage provides secure parking, storage, or workshop potential, with access from the kitchen and a pedestrian door leading directly into the rear garden.

7 Ivinson Road is a well-presented detached family home offering spacious and versatile accommodation throughout, complemented by generous gardens and an attached garage. With flexible living spaces and well-proportioned bedrooms, the







General Remarks

What3words: ///stack.tinsel.relate

Tenure

Freehold

Council Tax

Band C

Energy Efficiency Rating

EPC Rating: TBC

Local Authority

Northumberland County Council

Services

Gas central heating

Mains water, drainage and electricity

Fixtures and Fittings

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

White goods are available via separate negotiation.

Listing and Conservation

7 Ivinson Road is not listed nor in a conservation area.













Area Insights

Iverson Road is a quiet residential street situated in Tweedmouth, on the southern banks of the River Tweed estuary. This well-established area is just a short walk from a wide range of local amenities, including a large Asda supermarket and Tweedmouth Retail Park, which features popular stores such as Marks & Spencer, LIDL, B&M, Next, and Argos. Tweedmouth benefits from excellent transport links, with the A1 trunk road close by, providing easy access north towards Edinburgh and south to Newcastle and beyond.

The area is also well-served by public transport, and the mainline railway station in Berwick-upon-Tweed offers regular connections to Edinburgh, Newcastle, and London (approx. 3h 45m).

Just across the river, the historic market town of Berwick-upon-Tweed offers a wider selection of shops, national supermarkets, local businesses, and a vibrant mix of cafés, restaurants, and public houses. The town is steeped in history, with highlights including its Elizabethan town walls, castle remains, and picturesque harbour and pier. Berwick also caters to a range of leisure interests, with the Berwick Sports & Leisure Centre, indoor bowling, and several nearby golf courses, including Magdalene Fields and Goswick.

The surrounding countryside and coast provide endless opportunities for walking, cycling, fishing, and exploring Northumberland's celebrated landmarks such as Bamburgh Castle and Holy Island. Families are well supported with access to local primary and secondary schools in Tweedmouth and Berwick, as well as the highly regarded Longridge Towers School, an independent day and boarding school. Despite its excellent connectivity and access to services, the area retains a peaceful atmosphere and low population density, offering a rare quality of life that combines coastal living, natural beauty, and modern convenience.

Distances

Berwick Train Station 1 miles, Longridge Towers School 3.5 miles, Holy Island 10 miles, Bamburgh 18, Edinburgh City Centre 59 miles, Newcastle 63 miles. (distances are approximate).



Useful Links

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

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/>

Established Annual Film Festival - <https://info@bfmaf.org>

Berwick Literary Festival (since 2014) - <https://berwickliteraryfestival.com>

Berwick Sports and Leisure Centre - <https://www.activenorthumberland.org.uk/Centres/Swan-Centre.aspx>

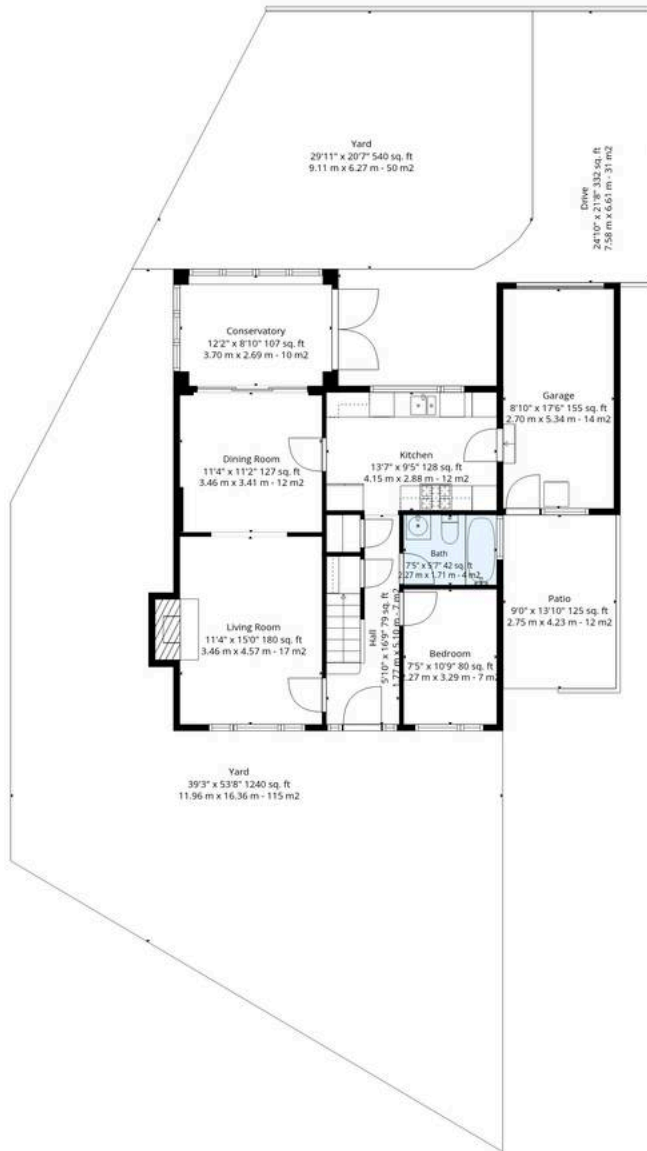
Paxton House - <https://paxtonhouse.co.uk>

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>

Audela Restaurant - <https://audela.co.uk/>



Total: 1312 sq. Ft, 122 m²
 Ground Floor: 935 sq. Ft, 87 M², First Floor: 377 sq. Ft, 35 m²
 Excluded Areas: Drive: 332 sq. Ft, 31 M², Patio: 125 sq. Ft, 12 M², Fireplace: 12 sq. Ft, 1 M²,
 Walls: 129 sq. Ft, 12 m²







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

Paton & Co LLP, Conduit House - TD15 1TB

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

PATON & CO

SALES | LETTINGS | RURAL