



3 Halidon Terrace, Berwick-Upon-Tweed - TD15 1UD

Offers Over £650,000

PATON & CO
ESTATE AGENTS



3 Halidon Terrace

Berwick-Upon-Tweed, Berwick-Upon-Tweed

Situated in a highly desirable setting, 3 Halidon Terrace is a distinguished and beautifully presented family home enjoying exceptional panoramic views.

- Outstanding Far Reaching Views
- Private Driveway & Double Garage
- Within a Short Drive of Town Amenities
- Mature Landscaped Garden
- Generous Accommodation

Accommodation Comprises

Ground Floor - Entrance Vestibule, Sitting Room, Sun Room, Dining Room, Family Kitchen, Study, Utility, Pantry, WC, Cloak Cupboard.

First Floor – Principal Bedroom (En-Suite & Built In Wardrobes), Double Bedroom (Walk in Wardrobe & En-Suite), Two Further Double Bedrooms, Shower Room, Linen Cupboard.

Garden & Grounds – Private Drive, Double Garage, Mature Shrubs & Planting, Well Maintained Lawn



Property Description

3 Halidon Terrace is an impressive and beautifully presented home, offering spacious, versatile accommodation ideally suited to modern family living. The property enjoys an elevated position, allowing for exceptional far-reaching views across the surrounding countryside.

The accommodation opens with a welcoming entrance hall, setting the tone for the rest of the home. There is a generous sitting room, perfect for both relaxing and entertaining, along with a bright and inviting sun room which takes full advantage of the stunning open views across the Cheviot Hills, stretching towards Melrose and the Waterloo Monument. A formal dining room provides an excellent space for hosting, while the well-appointed family kitchen is fitted with high-quality integrated appliances and features a striking picture window, flooding the space with natural light. In addition, there is a dedicated study, ideal for home working, and a large utility room with pantry, offering excellent practical storage. A WC and a useful cloak cupboard complete the ground floor accommodation.

The first floor hosts a substantial principal suite, enjoying breathtaking views towards the Cheviots and out to the sea. This room is complemented by a spacious en-suite bathroom featuring both a bath and separate shower, as well as ample built-in wardrobes. A second bedroom also benefits from its own en-suite facilities and a walk-in wardrobe, providing a comfortable guest or secondary suite. Two further well-proportioned double bedrooms are served by a stylish and well-finished family shower room.

Externally, the property continues to impress. A generous driveway provides ample off-street parking and leads to a double garage. The established rear garden offers a high degree of privacy and features a wide variety of mature shrubs, trees, and planting, all thoughtfully arranged around a well-maintained lawn, creating an attractive and peaceful outdoor space ideal for both relaxation and entertaining.





Distances

Berwick Train Station 2 miles, Duns 14 miles, Bamburgh 22 miles, Kelso 25 miles, North Berwick 39 miles, Edinburgh City Centre 57 miles, Newcastle 63 miles. (distances are approximate).

General Remarks

Services

Mains electricity, water, drainage, LPG gas central heating. Fibre broadband services available.

Fixtures and Fittings

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

Listing and Conservation

3 Halidon Terrace is not listed nor does it lie within a conservation area.

Council Tax band: F

EPC Band: E









Area Insights

Halidon Terrace lies in an elevated position approximately two miles north of Berwick-upon-Tweed, with one of the most outstanding views in Northumberland, with open southerly views over Berwick-upon-Tweed, the River Tweed, the Cheviot and Eildon Hills. Berwick Upon Tweed is known for its stunning historical architecture and local access to scenic coastal walks.

The ancient market town has an expansive range of amenities with five national supermarkets and local shops. The area offers schooling for all ages including Longridge Towers, a well-regarded private school. Berwick also has a large selection of leisure and sports clubs, public houses, restaurants, cafes and the Maltings theatre and cinema. The local area has an expansive range of popular attractions and activities including Berwick's rugged coastlines of unspoilt beaches.

Berwick's historical walls are within a few minutes walking distance while Bamburgh Castle and Lindisfarne National Nature Reserve are within easy reach. Country and sporting pursuits are widely available including hill walking, salmon and trout fishing, riding, hunting, shooting and scuba diving in the renowned Berwickshire Marine Reserve. Swimming, gym and indoor bowling facilities exist at the Berwick Sports & Leisure Centre. There are several golf courses within a short drive including Magdalene Fields in Berwick, Goswick and Eyemouth.

Halidon Terrace offers simple links to Edinburgh, Newcastle-Upon-Tyne and even London. Berwick's east coast mainline train station offers a regular service up and down the country with London only being a 3 ½ hour journey. The A1 trunk road provides easy commutable access to both Edinburgh and Newcastle.



Useful Links

Berwick-upon-Tweed Town Council - <https://www.berwick-tc.gov.uk>

Northumberland County Council - <https://www.northumberland.gov.uk>

Berwick Barracks (English Heritage) - <https://www.english-heritage.org.uk/visit/places/berwick-barracks/>

The Maltings Theatre & Cinema - <https://www.maltingsberwick.co.uk>

Berwick Chamber of Trade - <https://www.berwickchamber.co.uk>

Berwick Garden Centre- <https://www.berwickgardencentre.com>

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

Berwick Academy (Secondary) - <https://www.berwickacademy.co.uk>

Holy Trinity C of E First School - <https://www.holytrinity.northumberland.sch.uk>

Berwick Infirmary (NHS) - <https://www.northumbria.nhs.uk/our-services/berwick-infirmary>

Well Close Medical Group (GP Surgery) - <https://www.wellclosemedicalgroup.co.uk>

LNER – Berwick Station Train Times & Tickets - <https://www.lner.co.uk/stations/berwick-upon-tweed>

Traveline North East & Cumbria (Bus Services) - <https://www.travelinenortheast.info>

Northumberland Coast AONB - <https://www.northumberlandcoastaonb.org>

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





HALIDON TERRACE
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA = 280.3 SQ M / 3017 SQ FT
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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