



2 Courtyard Gardens, Wark - TD12 4FH

Offers Over £695,000

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2 Courtyard Gardens

Wark, Cornhill-On-Tweed

Impressive newly built 4 bedroom detached home within an exclusive courtyard in sought-after Wark, offering stylish family living, energy-efficient features and landscaped gardens.

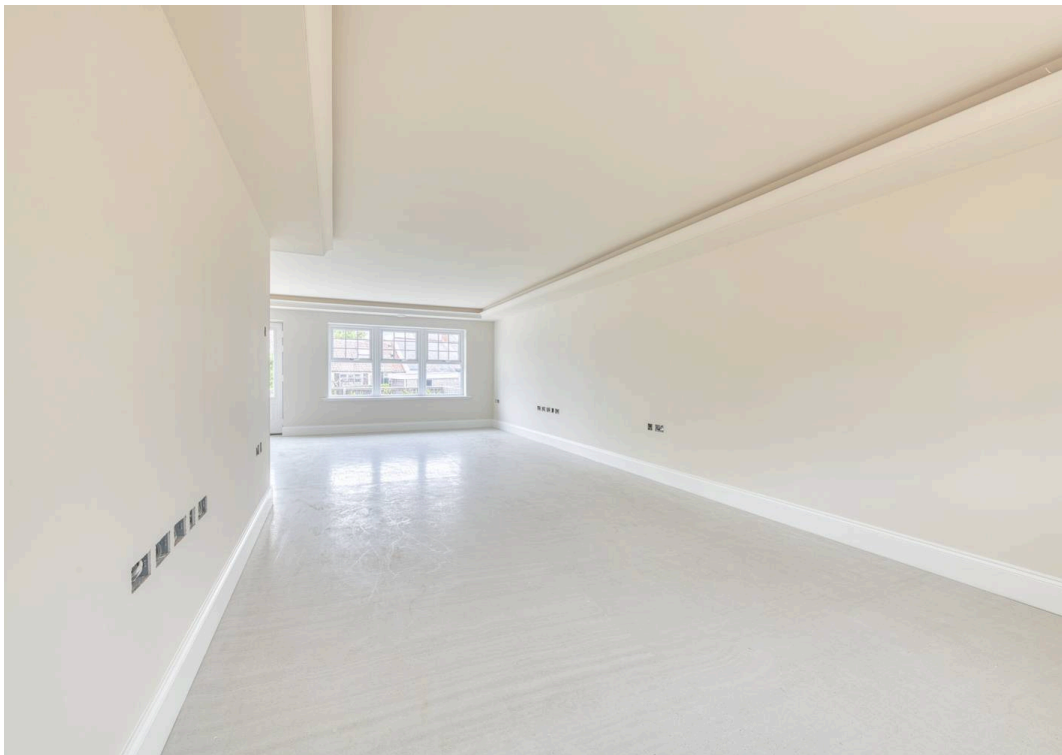
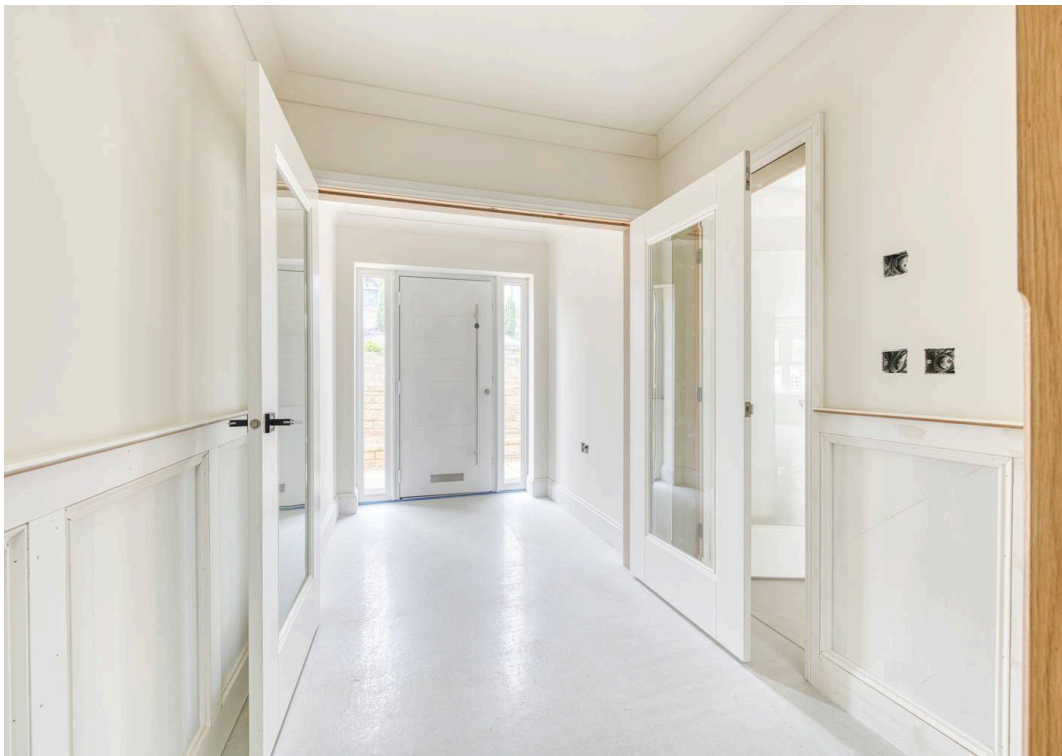
- Newly constructed detached family home
- Exclusive courtyard development
- Sought-after village location near Cornhill-on-Tweed
- Four bedrooms with fitted wardrobes
- Integral double garage with electric doors
- Landscaped garden with garden studio
- Opportunity to personalise finishes throughout

Accommodation Comprises

Ground Floor- Entrance Vestibule, Hallway, Sitting Room, Dining Kitchen, Utility Room, WC, Integral Double Garage

First Floor- Principal Bedroom, 3 Further Bedrooms, 2 Jack and Jill Shower Rooms

Garden & Grounds- Private Driveway, Landscaped Rear Garden, Decking Areas, Artificial Lawn, Garden Studio, Integral Double Garage



Property Description

2 Courtyard Gardens is an impressive newly constructed detached home, forming part of an exclusive courtyard development within the sought-after village of Wark, near Cornhill-On-Tweed. Designed with modern family living in mind, the property combines high-quality energy-efficient features with spacious and thoughtfully arranged accommodation, all set within a peaceful semi-rural setting.

The entrance vestibule welcomes you into the hallway, from which the principal reception rooms are readily accessible. The sitting room is particularly generous in size and enjoys a dual aspect, allowing for an abundance of natural light throughout the day. French doors provide direct access out to the garden, creating an excellent connection between the indoor and outdoor space. The large dining kitchen forms an impressive open-plan space, ideally suited to both everyday family living and entertaining. Designed with modern lifestyles in mind, the kitchen is set to include integrated Neff appliances comprising an oven, microwave, induction hob with downdraft extractor, dishwasher, fridge, freezer and wine fridge, with purchasers able to finalise the design and specification to their own preference. A useful utility room offers additional storage and appliance space, with an adjoining WC completing the ground floor accommodation. Internal access is also provided to the integral double garage, which benefits from electric doors.

The staircase leads to the first-floor landing, illuminated by a 1.5m² Velux roof light providing natural light and ventilation, complete with a solar blind for shade when required. Four well-proportioned double bedrooms are arranged around the central hallway, all benefiting from fitted wardrobes. The layout has been carefully designed so that each room enjoys access to a Jack and Jill-style shower room, with two shower rooms serving the accommodation.

Externally, the property enjoys landscaped garden grounds designed for ease of maintenance and modern outdoor living. To the front, a private driveway provides parking for two vehicles in front of the double garage. The rear garden has been thoughtfully landscaped and includes decking areas, artificial lawn, established hedging and secure fenced boundaries. A garden studio further enhances the outdoor space and offers excellent versatility, whether used as a home office, gym, entertaining space or hobby room.





Specification

Built with attention to detail throughout, the property benefits from triple glazing, air source heating with underfloor heating throughout, solar panels, EV charging provision and a MVHR Heat Recovery Ventilation System, which helps maintain a comfortable internal environment by recovering heat and circulating fresh air throughout the home. Buyers also have the unique opportunity to personalise the property, with the kitchen, bathrooms and electrical sockets yet to be installed, allowing purchasers to select finishes to suit their own tastes and requirements.

Further benefits include fibre broadband availability with internet connection points installed throughout the house, security cameras linked to a mobile app, partially floored attic storage above the garage with Ramsay ladder access, and a further loft space accessed from the first floor.

Please note there will be no floor coverings included within the sale price, although upgrade options may be available by separate negotiation. Battery storage for the solar panel system is also available as an optional upgrade.

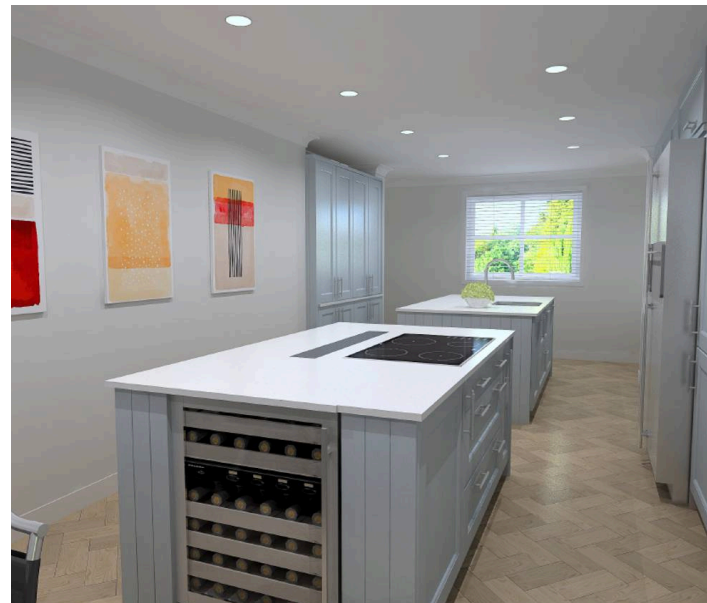
Agents Note

In accordance with the development guidelines, caravans and motorhomes are not permitted to be parked on the driveway.

The development is approached via a private gated road, shared with 4 neighbouring properties, with future maintenance costs to be shared proportionally between the homes within the development.

Planning

Three further new-build properties are planned on adjoining land to the left-hand side of the house, with works anticipated to commence in the coming months.





General Remarks

What3words:

<https://w3w.co/jazzy.conceals.presuming>

Tenure

Freehold

Council Tax

Band E

Energy Efficiency Rating

To Be Confirmed

Local Authority

Northumberland County Council

Services

Air Source Heat Pump

Mains electricity, water and drainage.

Fibre broadband services available

Solar Panels- 25 panels, 9.2kW system

MVHR Heat Recovery Ventilation System

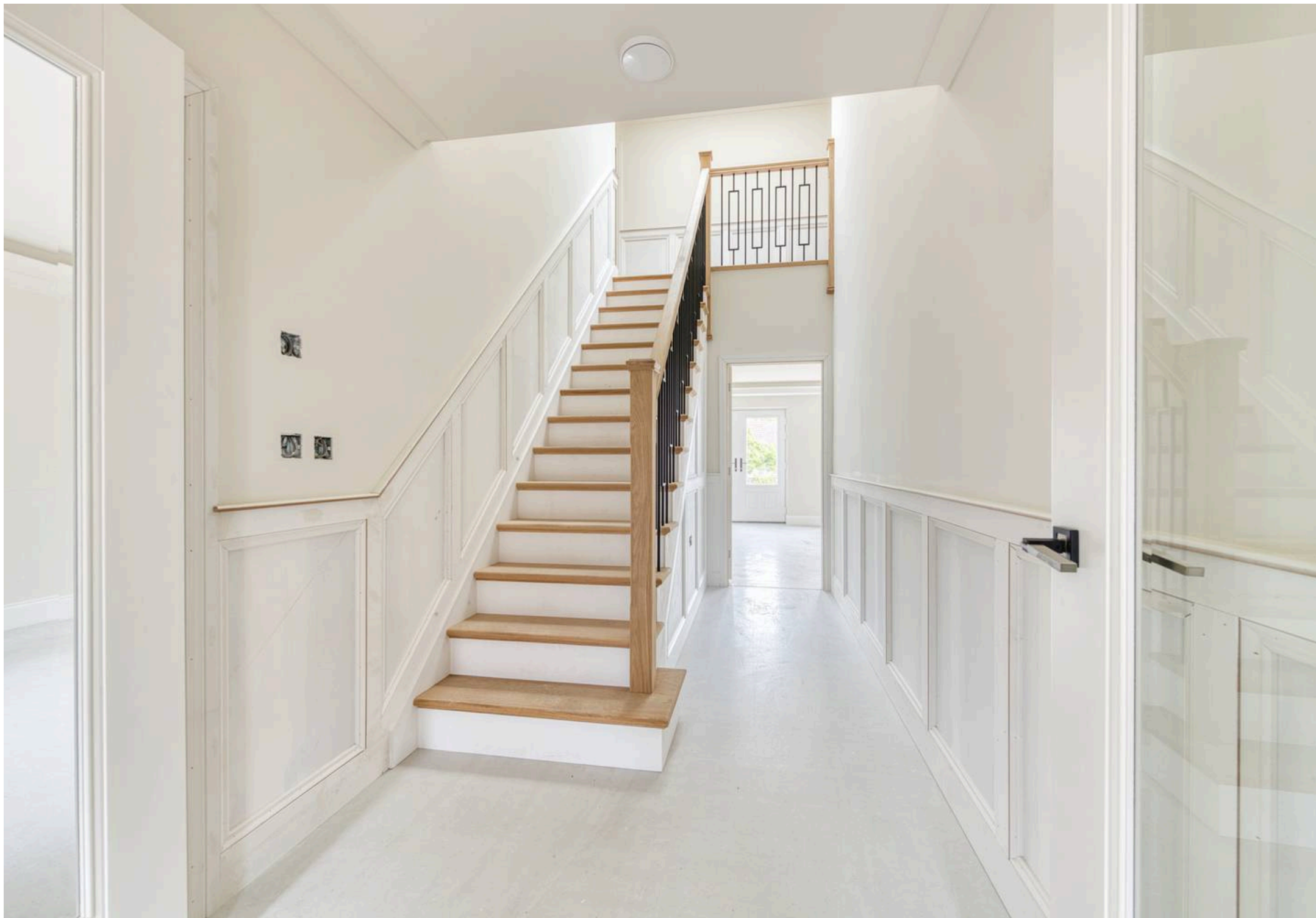
Listing and Conservation

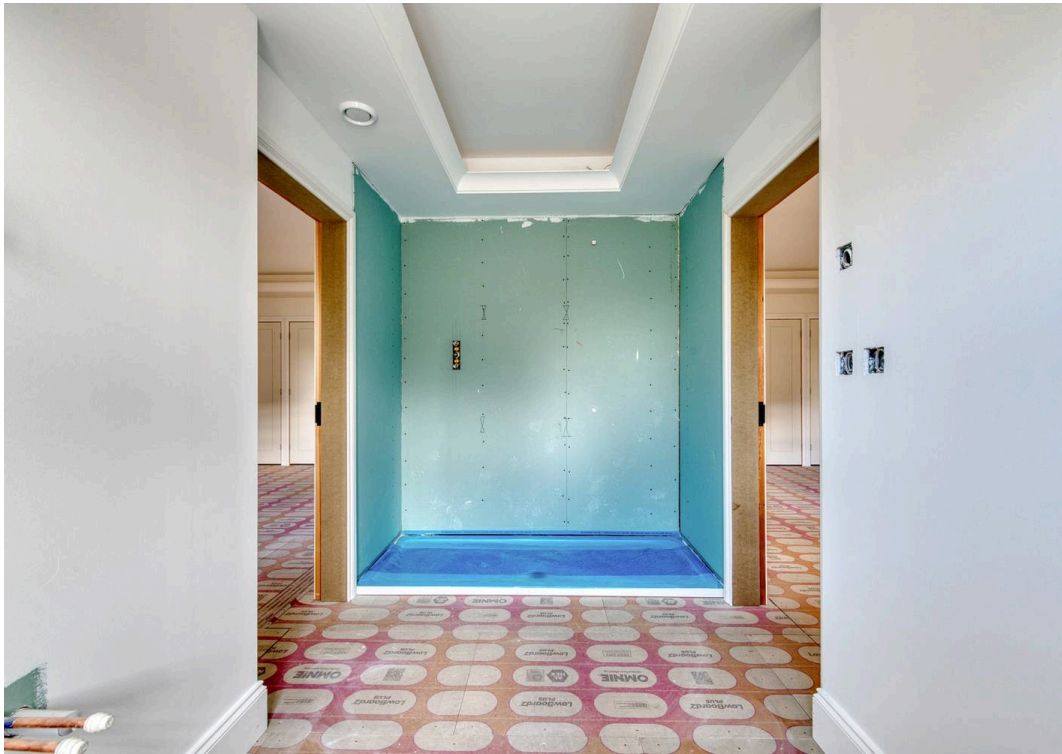
2 Courtyard Gardens is not a listed building and does not lie within a conservation area.

Distances

Cornhill on Tweed 2.5 miles, Kelso 8.5 miles, Coldstream 4 miles, Wooler 15 miles, Berwick Train Station 16 miles, Edinburgh 52 miles, Newcastle Upon Tyne 61 miles (all mileage is approximate).











Area Insights

Wark is a charming and highly sought-after Northumberland village set within beautiful rolling countryside, offering a peaceful semi-rural lifestyle while remaining conveniently placed for nearby amenities and transport links. Courtyard Gardens occupies a particularly tucked-away position within the village, in an area affectionately known by locals as ‘the secret bit’ of Wark, appreciated for its peaceful setting and exclusive feel. The village enjoys a strong sense of community and is well known for its attractive surroundings and excellent access to both the Scottish Borders and Northumberland countryside.

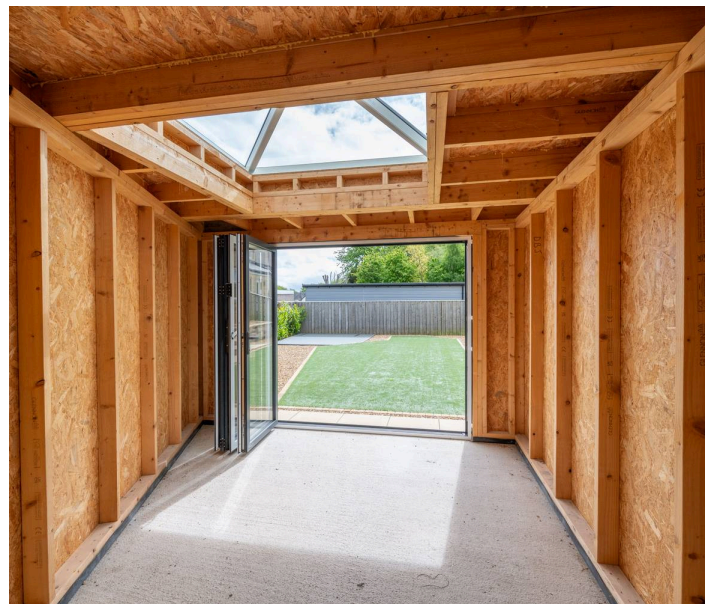
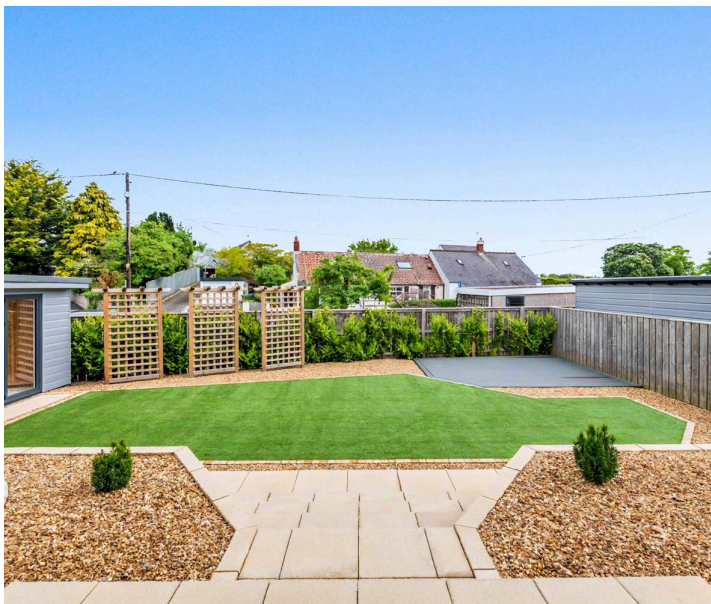
Cornhill-on-Tweed lies around 2.5 miles away. The village offers a strong community feel and excellent local amenities, including a popular village shop, the highly regarded Collingwood Arms Hotel with bar and restaurant, and the Cornhill Community Centre, located just behind Tweed View, which hosts regular activities such as Pilates, art classes, and social events.

Nearby Coldstream, just over the Scottish border, provides a wider range of everyday amenities including a Co-op supermarket, excellent butcher, medical centre, takeaways, and a children’s playpark. The town has a welcoming atmosphere and is steeped in history as the home of the Coldstream Guards. There are lovely riverside walks and the scenic Hirsell Estate, as well as attractions like the Coldstream Museum and the popular Civic Week held each August.

The historic market town of Kelso lies around 9 miles away, offering supermarkets, independent shops, pubs, restaurants, and a leisure centre with a swimming pool and gym. Kelso is also home to Kelso Abbey, Floors Castle, and the renowned Kelso Races, along with two excellent golf courses including the championship course at the Schloss Roxburghe.

Despite its peaceful setting, Wark is well connected via the A697 to Edinburgh and Newcastle. Berwick-upon-Tweed is only approx 25 minutes away, offering a mainline train station with regular services to London, Edinburgh, and beyond, making this an ideal rural retreat with excellent accessibility.





Useful Links

Cornhill Village Shop-
<https://www.facebook.com/CornhillVillageShop/>

Cornhill On Tweed Centre-
<https://www.cornhillontweedcentre.org.uk>

Coldstream Butcher -
<https://www.gjsandersonbutchers.co.uk>

Coldstream Medical Centre -
<https://www.coldstreamhc.co.uk>

Coldstream Bakers -
<http://www.trottersfamilybakers.co.uk/index.php?page=coldstream-shop>

Coldstream Primary School -
https://www.scotborders.gov.uk/directory_record/20101/coldstream

Kelso Swimming Pool -
<https://www.liveborders.org.uk/health/swimming/swimming-pools/kelso-swimming-pool>

Kelso Fitness Centre - <http://www.abbeyfitness.co.uk>

Kelso High School - <https://www.kelsohighschool.org.uk>

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

Kelso Rugby Club - <https://www.kelsorfc.co.uk>

Kelso Races - <https://www.kelso-races.co.uk>

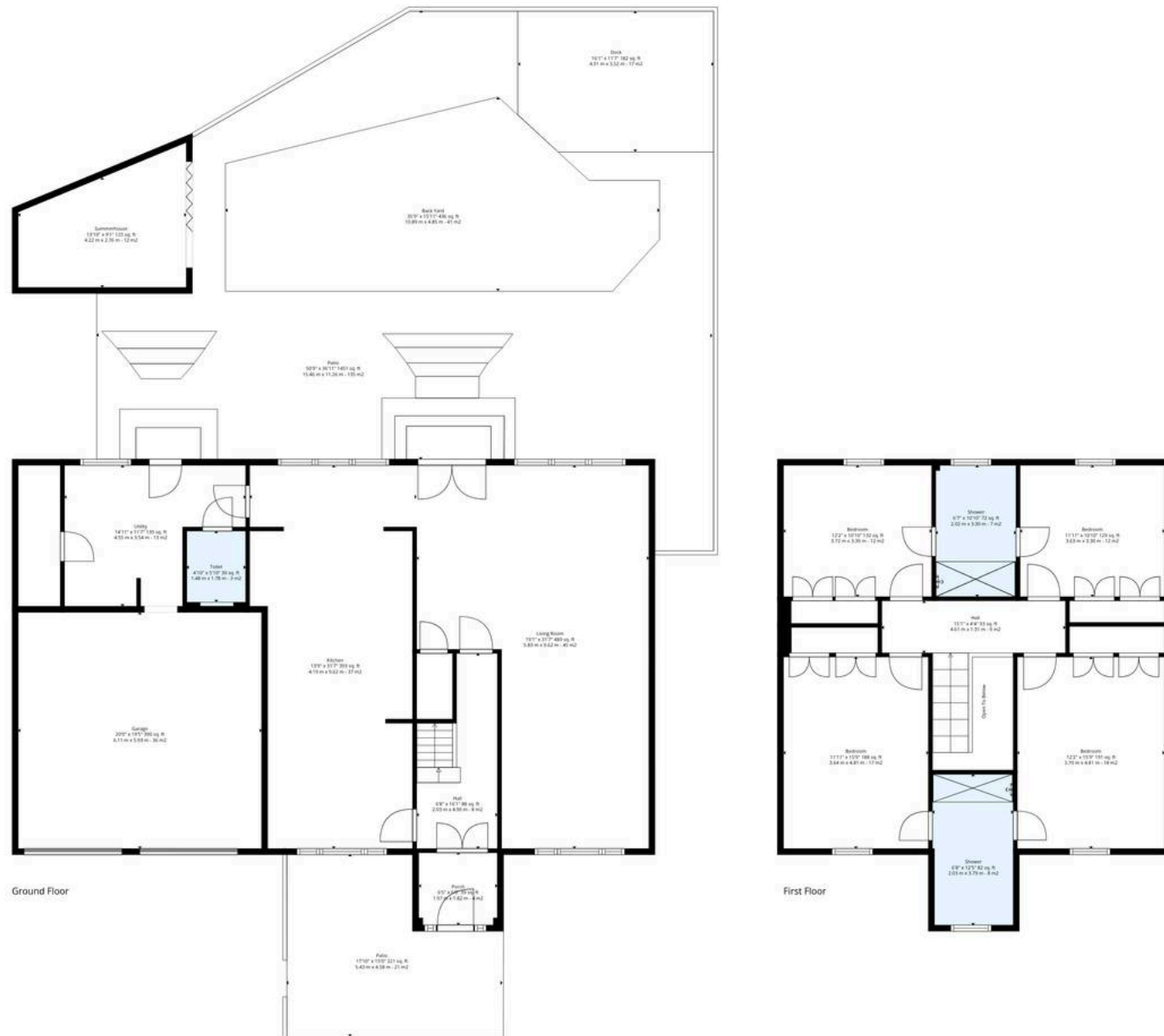
Schloss Hotel and Golf - <https://schlosshotel-roxburghe.com/en/home>

Kelso Golf Course - <http://www.kelso golfclub.co.uk>

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

The Hirsell -
<https://thehirsellcraftscentre.com.wordpress.com/>

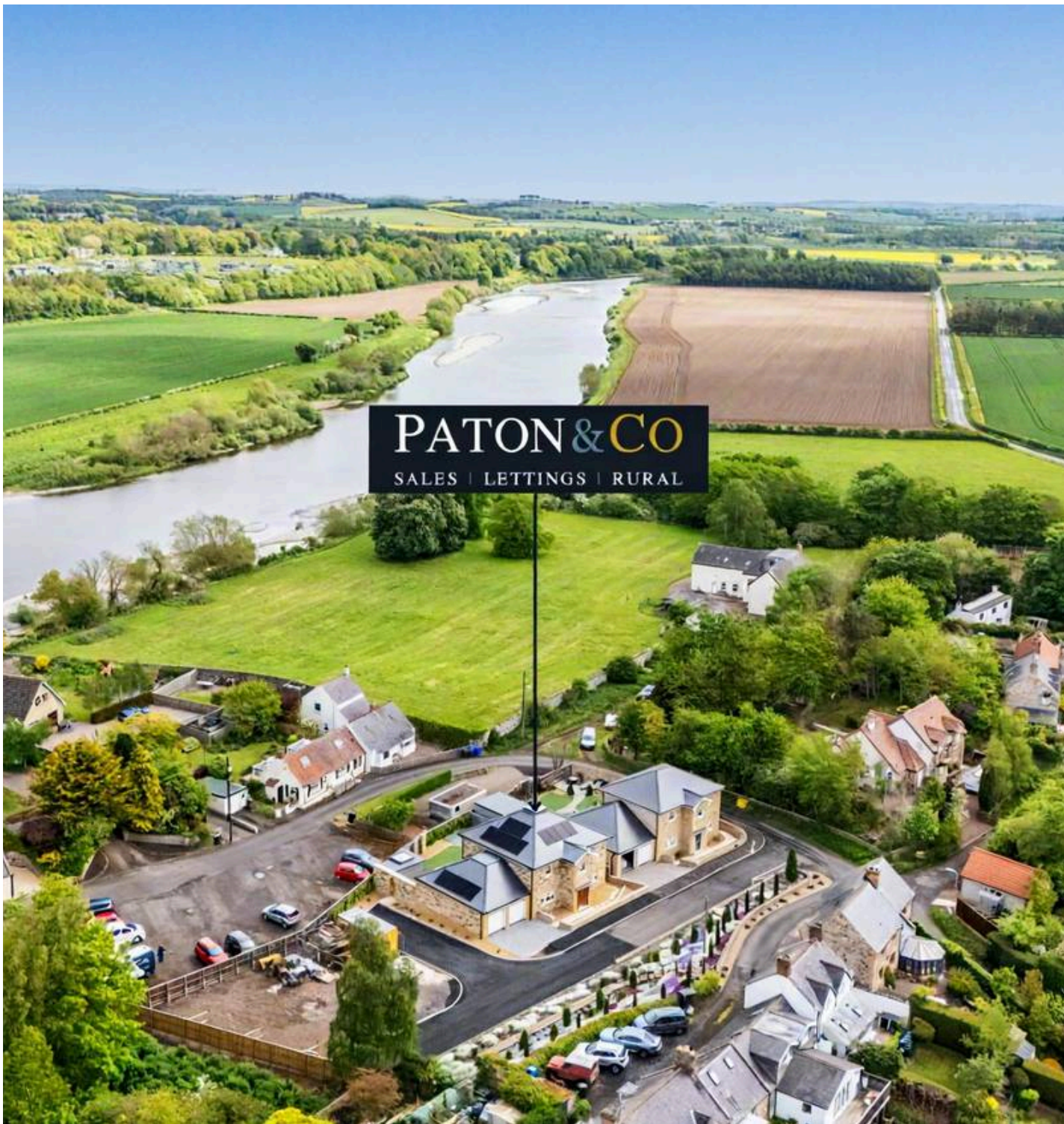




Total: 2212 sq. Ft, 205 m²

Ground Floor: 1217 sq. Ft, 113 M², First Floor: 995 sq. Ft, 92 m²
 Excluded Areas: Porch: 39 sq. Ft, 4 M², Patio: 1235 sq. Ft, 114 M², Deck: 182 sq. Ft, 17 M²,
 Garage: 390 sq. Ft, 36 M², Utility: 139 sq. Ft, 13 M², Open To Below: 36 sq. Ft, 3 M²,
 Walls: 205 sq. Ft, 21 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.



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