



RETTIE



37 HIGH GREENS | BERWICK-UPON-TWEED | NORTHUMBERLAND

## 37 HIGH GREENS, BERWICK-UPON-TWEED, NORTHUMBERLAND, TD15 1NA

A beautifully presented stone built Victorian family home with elegant décor and charming period features including ornate cornicing and timber shutters. The property offers two receptions, a country style kitchen, three bedrooms, a contemporary bathroom and a delightful south-facing garden. The house is also within walking distance to the train station.

### Accommodation comprises:

Ground Floor: Hall, cloakroom inc W.C, sitting room, dining room, kitchen.

First Floor: Landing, two double bedrooms, single bedroom, family bathroom.

Outside: Private and fully-enclosed rear garden with rear access, brick outbuilding with power and light.

### Distances:

Berwick Railway Station 0.5 miles, Edinburgh 56 miles, Newcastle 65 miles (all distances are approximate).



#### Situation:

This charming period family home is situated in the sought-after High Greens area of the town, a very popular residential locale with the train station, schooling and shops all within walking distance. The property is also a short walk away from the beach and walks along the historic town walls with stunning coastal views. Berwick-upon-Tweed is a fortified town that stands on the bank of the famous River Tweed. The town is well serviced with a good range of shops, boutiques, supermarkets, amenities and leisure facilities and there are a wealth of cafés, restaurants, pubs and bars. The Maltings Theatre & Cinema offer a wide choice of top films, festivals and entertainment and there is ample local schooling for all ages including Berwick Academy and Longridge Towers. In addition, there is a choice of doctors and dental surgeries as well as the local hospital. Beyond Berwick-upon-Tweed there is a range of popular attractions including historic castles and villages dotted along the outstandingly beautiful Northumberland coastline, the renowned Holy Island, the Cheviot Hills and popular market towns of Alnwick and Kelso. Country and sporting pursuits are readily available, including hill walking, salmon and trout fishing, hunting and shooting. Golf is available locally at Goswick and Magdalene Fields, plus swimming, gym squash, indoor bowling and all-weather facilities at the Swan Centre.

#### Description:

37 High Greens is a handsome stone built period family home with accommodation over two floors and a delightful private rear garden. The property is offered in turn-key condition with neutral and elegant décor throughout, recently installed double glazed sash and casement windows and character features including high ceilings, original fireplaces and doors, working window shutters and ornate ceiling roses. The front door opens into a welcoming hall with fitted coir matting. Stairs rise to the first floor and there is a cloakroom, with WC, basin, a chrome heated towel rail and under-stairs storage. The dining room is to the front of the house with a large sash and casement window with delightful working timber shutters and timber panelling beneath. The room has a charming open fireplace an ornate ceiling rose and a tall grey contemporary radiator. Off the hall and to the rear of the property is the sitting room, with a sash and casement window overlooking the pretty rear garden with a window seat and storage beneath. There is an attractive inglenook fireplace with a multi-fuel stove, perfect for cosy winter evenings

with a timber mantle and a slate hearth. The fireplace also has recessed shelving either side. There is a tall grey radiator and an ornate ceiling rose. Also to the rear of the house is the kitchen, a light and bright space with a sash and casement window and door leading out into the garden. The kitchen is fitted with a country-style range of fitted floor and wall mounted units with timber counters over. There is a ceramic sink and drainer with mixer tap and ceramic tiled flooring and splash backs. There is a gas cooker with double oven and four ring gas hob, plumbing for a washing machine, space for a fridge freezer and a tall grey radiator. From the hall, stairs rise to the first floor and the stairwell is complimented by a large ornate gilded mirror and ceiling lightwells. The landing gives access to all the first-floor accommodation and into the attic via a pull-down Ramsey ladder. There are two generous double bedrooms, one to the front and one to the rear and a single bedroom to the front of the house, all with tall grey radiators. The double bedroom to the front of the property has a sash and casement window with attractive timber panelling beneath and there is a lovely feature open fireplace with a timber surround and granite hearth. There is a fitted wardrobe, original cornicing and an ornate ceiling rose. This bedroom also has a connecting door to the single bedroom. The second double bedroom has a sash and casement window overlooking the garden with fitted storage underneath. There is feature fireplace with timber surround and granite hearth, two wardrobes and a pretty ceiling rose. The single bedroom has a sash and casement window to the front of the house with timber panelling beneath and has a door to the landing as well as an interconnecting door to the front double bedroom. Completing the first-floor accommodation is a generous and contemporary family bathroom with a sash and casement window with obscure glazing. There is a large soaker tub with mains shower over, a shower screen and ceramic tiled surround. There is a WC, hand basin, chrome heated towel radiator and a ceramic tiled floor.

#### Outside:

The property has a most attractive private garden which is fully enclosed with a gate giving access to Bell Tower Park. The garden is landscaped with a lawn, flowering borders and a large raised paved patio which is a sun trap and ideal for relaxing and entertaining. The garden also has a good-sized brick store with a recently fitted new roof which has a window overlooking the garden, power and light. There is on-street residents parking.



# 37 High Greens, Berwick upon Tweed, Northumberland, TD15 1NA

Total area: approx. 93.0 sq. metres (1001.1 sq. feet)



## Important Notice

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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.

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## GENERAL REMARKS:

### Satellite Navigation:

For the benefit of those with satellite navigation the property's postcode is TD15 1NA.

### Services:

Mains gas, electricity, water and drainage.

### Local Authority:

Northumberland County Council  
Telephone: 01289 330044.

### Council Tax Band:

Band A

### Energy Efficiency Rating:

Band D

### Internet Web Site:

This property and other properties offered by Rettie Berwick LLP can be viewed on our website at [www.rettie.co.uk](http://www.rettie.co.uk) as well as our affiliated websites at [www.rightmove.co.uk](http://www.rightmove.co.uk), [www.onthemarket.com](http://www.onthemarket.com), and [www.tlo.co.uk](http://www.tlo.co.uk).

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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.

### Particulars and Plans:

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.

### Misrepresentations

1. The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor Rettie Berwick LLP, 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 has not entered into contact in reliance on the said statements, that he 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 mis-statement 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.



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