



15 Goldstone, Berwick-Upon-Tweed

Guide Price £325,000

PATON & CO
ESTATE AGENTS



15 Goldstone

Berwick-Upon-Tweed, Berwick-Upon-Tweed

15 Goldstone is a comfortable 4-bedroom detached bungalow situated near the peaceful village of East Ord.

- Generous Detached Bungalow
- Off-Street Parking
- Low Maintenance Garden
- Within Easy Access of Amenities
- Generous Sitting Room & Separate Garden Room



Property Description

15 Goldstone is a well-presented four-bedroom detached bungalow, situated near the peaceful village of East Ord and offering an excellent family home.

Set across a single principal floor, the accommodation comprises an entrance hallway leading into a spaciouly proportioned open-plan sitting and dining room, giving access to a garden room leading the rear garden. The kitchen lies beyond, also benefitting from access to the garden, and is complemented by a practical utility room.

The property features a principal bedroom with an en suite shower room. There are three additional bedrooms, one currently utilised as a home office and a family bathroom, completing the internal accommodation.

Externally, the property boasts a well-maintained front garden, along with a driveway providing off-street parking and access to an integral garage. To the rear, there is a private and secure garden designed for low maintenance, featuring gravelled areas, a garden shed, and raised beds. The garden also benefits from access around the full perimeter of the property.

Accommodation Comprises

Internal – Entrance Vestibule, Hallway, Sitting/Dining Room, Garden Room, Kitchen, Utility, Integral Garage, Family Bathroom, Em-Suite Principal Bedroom, Two Double Bedrooms, Single Bedroom/Study.

Garden – Private Driveway With Space for Two Cars, Low Maintenance Gravelled Rear Garden, Shed, Raised Beds.





Distances

Berwick Train Station 1.3 miles, Longridge Towers School 3.3 miles, Holy Island 10 miles, Bamburgh 18, Edinburgh City Centre 59 miles, Newcastle 63 miles.

(distances are approximate).

General Remarks

Tenure

Freehold

Council Tax

Band D.

Energy Efficiency Rating

Band C

Local Authority

Northumberland County Council

Services

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

Fixtures and Fittings

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

Listing and Conservation

15 Goldstone is not listed nor does it lie within a conservation area.

Council Tax Band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





Local Area

15 Goldstone is ideally situated near the peaceful village of East Ord, just outside Berwick-upon-Tweed. Primarily residential in nature, the village enjoys a quiet setting while remaining within easy walking distance of Berwick Garden Centre and Ord House Bar and Grill. Also conveniently located within a short distance of Berwick's town centre, with easy access to a nearby bus route.

The nearby A1 provides excellent transport links both north and south. The historic market town of Berwick-upon-Tweed offers a wide range of amenities, including national supermarkets, independent retailers, and well-regarded schooling for all ages, such as Longridge Towers School.

The town is also known for its striking architecture, Elizabethan walls, and stunning coastline with unspoilt beaches. A variety of leisure and recreational facilities are available locally, including sports clubs, restaurants, cafés, and cultural venues such as The Maltings Theatre & Cinema.

The surrounding area is ideal for outdoor pursuits, with opportunities for walking, fishing, golf, and coastal activities. Notable nearby attractions include Bamburgh Castle and Lindisfarne National Nature Reserve, as well as the Borders towns of Coldstream, Kelso, and Melrose.

Berwick-upon-Tweed also benefits from a mainline railway station, offering regular services to Edinburgh, Newcastle, and London, making it an excellent choice for both commuting and lifestyle, while retaining a peaceful, low-density setting.



Useful Links

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/>

Berwick Sports Centre - <https://www.placesleisure.org/centres/berwick-sports-and-leisure-centre/>

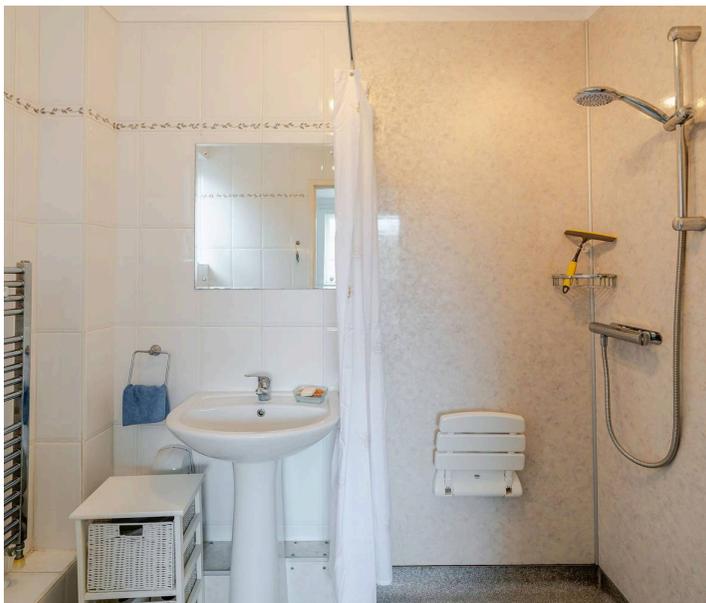
Paxton House - <https://paxtonhouse.co.uk>

Goswick Golf Club- <https://www.goswickgolfclub.com>

Magdalene Fiels Golf Club- <https://magdalene-fields.co.uk/#:~:text=18%20Holes,%206602yards%20SSS%2>

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

The Barracks, Berwick- <https://www.visitberwick.com/where-to-go/the-barracks/>





15 GOLDSTONE, TWEEDMOUTH, BERWICK-UPON-TWEED TD15 2ER
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1,335 SQ FT / 124 SQ M
GARAGE 156 SQ FT / 14 SQ M

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/>

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.

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