



A distinctive 3-bedroom home on Pier Road, Berwick Upon Tweed. Blending modern luxury with coastal charm, it offers stunning sea views, versatile living, and exceptional accessibility. A rare opportunity in a picturesque setting.

Pier Maltings, Pier Road,  
Berwick-Upon-Tweed,  
Northumberland, TD15 1JB

 3  3  2

 230 SQ M

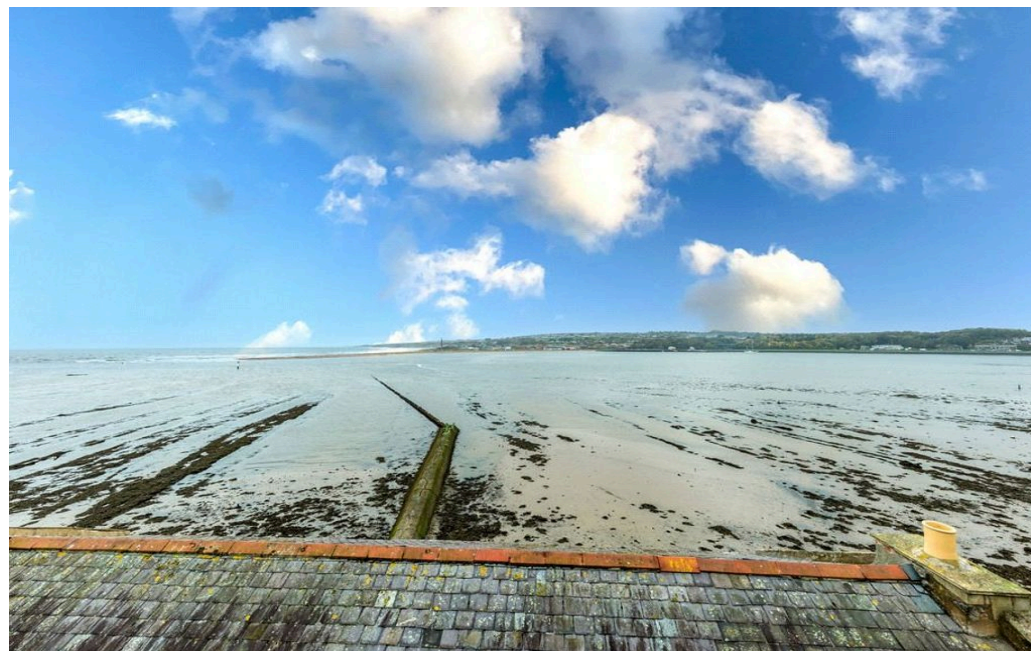
Guide Price £525,000

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## About this property

A rare opportunity to acquire this extraordinary three-bedroom, four and a half-story residence on historic Pier Road, offering breathtaking views of the River Tweed and Berwick coastline. This property masterfully combines modern sophistication with timeless character, making it an ideal sanctuary for discerning buyers seeking a distinctive and versatile home. Lifts service all floors, ensuring accessibility throughout.

Upon entry, you are welcomed into a practical entrance hall including a utility room and a cloakroom; featuring a convenient WC, and lift to the upper floor, setting the tone for the home's thoughtful design.

The first floor features an open-plan layout that blends the sitting room, dining area, and kitchen, creating a spacious and sociable environment for everyday living and entertaining. The kitchen includes a handy pantry for additional storage. Large windows flood the living space with natural light, while a door leads out to the garden, and a balcony offers stunning views of the Tweed and beyond, perfect for cosy evenings or lively gatherings. A further lift offers access to the second and third floors.

The second floor offers two generous double bedrooms, each with en-suite bathrooms and bespoke wardrobes, designed for comfort and privacy.

The third floor is dedicated to the master bedroom, a private suite with a luxurious en-suite bathroom and a dressing room. This floor also provides access to an additional lift leading to the mezzanine, a versatile area that can be adapted as a home office or living space to view the pier and spot dolphins.

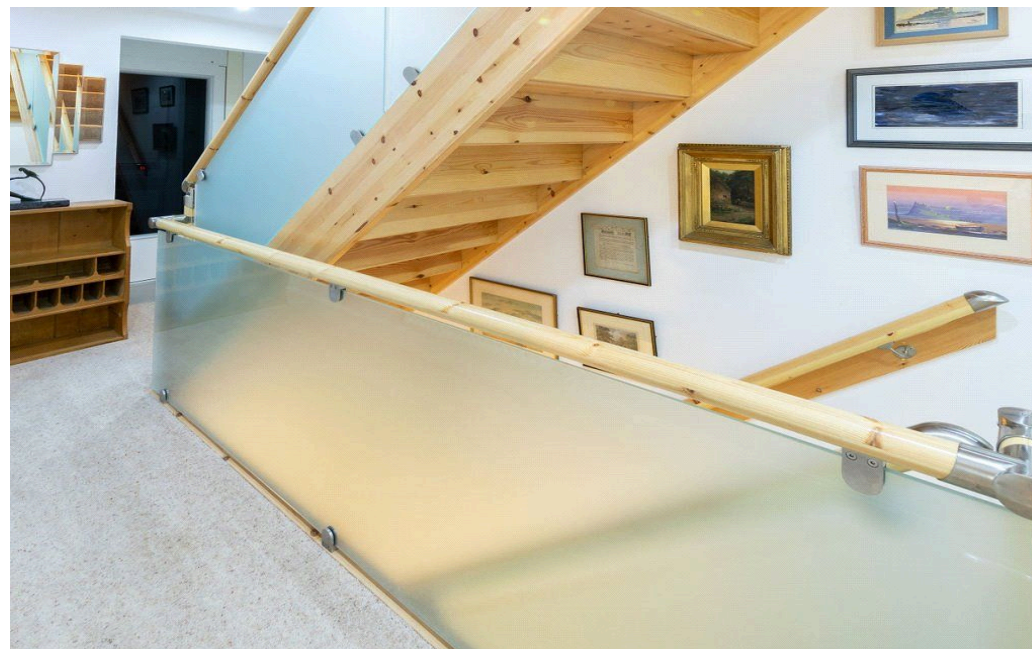
Beyond the open-plan living space, you will find access to a private, landscaped garden, perfect for enjoying the outdoors in a peaceful setting. The garden is thoughtfully designed with a variety of plants and greenery, offering a serene escape. In addition to the private garden, there is also a large communal garden, ideal for socializing with neighbours or enjoying open green space. For your convenience, a private allocated parking space is included, ensuring easy access.

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## Plans

Approx. gross internal floor area  
230 SQ M

### Accommodation Comprises

Ground Floor

Reception Hallway, Utility Room, WC, Lift Access

First Floor

Open Plan Sitting Room/ Dining Kitchen, Lift Access.

Second Floor

2 Double Bedrooms (En Suites), Lift Access

Third Floor

Master Bedroom (En Suite, Dressing Room), Lift  
Access to Mezzanine Area

Garden Grounds

Private Garden, Communal Garden Grounds, Private  
Parking Space.



THE WEST KILN, 8 PIER ROAD, TD15 1JB  
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 2,473 SQ FT / 230 SQ M  
All measurements and fixtures including doors and windows are  
approximate and should be independently verified.  
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## Local Area

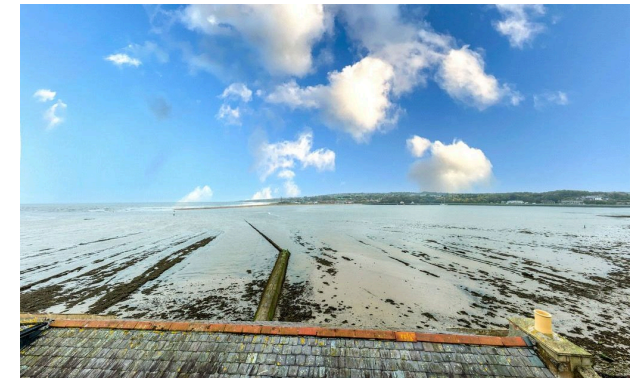
West Kiln lies beside the famous Elizabethan walls in Berwick-Upon-Tweed, within easy and direct access to the town centre. There is a short walk to the picturesque pier and beautiful beaches that surround the town. Pier Maltings gives you the feeling of openness but still has the benefit of being close to a wide range of amenities.

The historic market town of Berwick-upon-Tweed is famous for its stunning architecture and is well serviced with local and national shops, five national supermarkets and schooling for all ages including a private school at Longridge Towers. Berwick also has a selection of leisure and sports clubs, banks, public houses, cafes, restaurants and The Maltings theatre and cinema which offers daily shows and movies. There is a main line railway station which has regular trains to Edinburgh, Newcastle and London; both Edinburgh and Newcastle are sub one hour in travel time and London is about 3 hours 45 minutes away. There is also the A1 trunk road which bypasses the town and provides easy access both north and south respectively.

The local area has a wide range of popular attractions and activities including Northumberland and Berwickshire's rugged coastline of unspoilt beaches and beautiful landscapes; Berwick walls and pier are only minutes

away while Lindisfarne National Nature Reserve, Bamburgh Castle and the ancient Border towns of Coldstream, Kelso and Melrose are within easy reach. Country and sporting pursuits are also readily available, including hill walking, salmon and trout fishing, riding, hunting and shooting. Golf is available locally; within five minutes' walk lies Berwick Golf Course and other courses can be found at Goswick, Eyemouth and the Hirsell. Swimming, gym, squash and indoor bowling facilities exist at the Berwick Sports & Leisure Centre in Berwick-upon-Tweed.

Despite Berwick's proximity to both Edinburgh and Newcastle, the area has a low population and can therefore offer a quality of life that is becoming increasingly rare.



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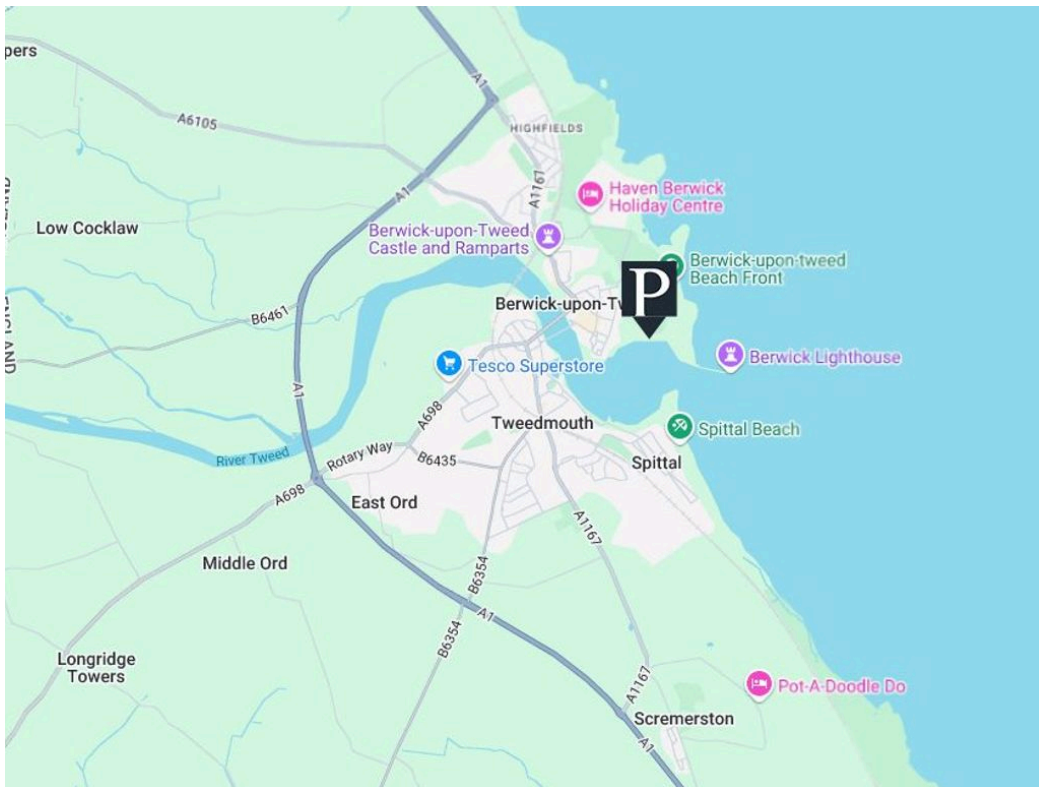
## Location

### Distances

Berwick Train Station 0.5 miles, Norham 8.5 miles, Kelso 24 miles, Bamburgh 19 miles, Alnwick 30 miles, Edinburgh City Centre 57 miles, Newcastle City Centre 64 miles.

(distances are approximate).

### What3Words



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## Key Information

### Local Authority

Northumberland County Council

### Council Tax

Band = E

### Tenure

Freehold

EPC Rating = EXEMPT

Grade II listed

### General Remarks

Management

There is a management company which ensures the common parts and communal gardens are maintained, covered by a service charge, currently £1181 per annum.

Services

Mains gas, water, drainage and electricity.

Broadband services are available.

Fixtures and Fittings

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

Listing and Conservation

Pier Maltings is a listed building and is in a conservation area.

Internet Web Site

This property and other properties offered by Paton & Co can be viewed on the following websites:

[www.patonandco.com](http://www.patonandco.com) / [www.rightmove.co.uk](http://www.rightmove.co.uk) / [www.zoopla.co.uk](http://www.zoopla.co.uk) / [www.onthemarket.com](http://www.onthemarket.com) /

[www.primelocation.com](http://www.primelocation.com)



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## Enquire



Patrick Paton  
Paton & Co  
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Book a valuation

### 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 per individual.

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