

INIGO



Ravensdowne II

**BERWICK-UPON-TWEED, NORTHUMBERLAND
SOLD**

This Grade II-listed end-of-terrace townhouse lies on Ravensdowne, a historic street within a conservation area in Berwick-upon-Tweed. Although originally built in 1760 as a merchant's house, it has a series of exquisite mid-19th century alterations, and has more recently been restored and reinstated to its former glory. The house unfolds over three storeys and has a south-west-facing private walled garden to the rear. It sits in the heart of Berwick-upon-Tweed, with a myriad of cafés, restaurants, independent provisors and a train station – which runs direct services to London, Edinburgh and Newcastle – all within easy walking distance.

Setting the Scene

Berwick-upon-Tweed is the northernmost town in England and was, for more than 400 years, important to historic border wars. Due to its strategic location and trading significance, it was heavily fortified, with much of this architecture still evident today. The town is also known for its artistic light; LS Lowry is known to have painted many scenes while staying at the Castle Hotel each summer.

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The clear views of surrounding ramparts and the North Sea made this house an ideal spot for its first owner, a merchant. It was later used as accommodation for senior officers from the Scots Guards who were stationed at the neighbouring barracks. Stone-built in ashlar with quoins, it has a locally accurate terracotta pantile roof and restored cast-iron guttering to the exterior. The façade was meticulously revealed and restored in recent years, with repairs completed in lime mortar, while failing chimney stacks were removed and rebuilt in reclaimed local bricks. All sash windows have been overhauled and restored.

The Grand Tour

The house is entered through a recessed stone porch set back from the street. From here is a private hallway that links directly to the rear garden and the original stripped 18th-century oak staircase. Handsome Georgian redwood panelling runs along one wall, salvaged from a church closure.



Finishes inside are as meticulous as those externally: cast-iron radiators, brass toggle light switches and sockets, original joinery, cupboards and architectural hardware feature throughout. Floors on all levels are oak, with hand-chipped flagstones in the hall and kitchen.

The main reception room is to the front, beautifully decorated and panelled throughout. A restored chimneypiece and working fire ground the room, and original shutters afford privacy from the street. Intricate cornicing has also been restored here and in all principal rooms.

To the rear of the plan is the spacious kitchen, with painted wooden cupboards and oak worktops. The brick wall of the original Georgian exterior has been revealed next to the cleverly concealed original scullery, recently updated as a utility space. Half-glazed French windows lead to the garden and flood the room with light, while a seating area allows for cosy kitchen suppers.

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On the first-floor hallway is a storage cupboard that once formed a now-decommissioned dumb waiter. The main bedroom, currently used as a living room, has views of the historic barracks, green ramparts and the sea beyond. The room has a marbelised chimneypiece and deep original cupboards set into the alcoves. There is also particularly excellent plasterwork decoration to the ceiling.

Two connected ancillary spaces, currently used as a study and dressing room/gym area, lead to the main bathroom at the rear of the plan. This room is wonderfully light and has a roll-top bathtub and a neatly inserted shower tucked under the eaves. Pretty views extend over the rooftops to the town hall clock tower.

The apex of the house contains two further bedrooms, one with its own en suite shower room. Uninterrupted views extend to the North Sea in the distance.

The Great Outdoors

A private garden lies to the rear of the house, where a spacious stone terrace leads to a lawn surrounded with mature shrubs including roses, lavender and rosemary. An additional seating area is positioned at the back of the garden and is an ideal spot for watching the sunset. The grand garden wall originally separated the house from the adjacent military hospital; it is made from local stone and retains military markings set within.

Out and About

Ravensdowne is a locally important ancient street; Georgian in character and lined with grand houses, it was voted by The Times as one of the smartest streets in the United Kingdom. The house is adjacent to Berwick Museum and Art Gallery and Nicholas Hawksmoor's Barracks and Main Guard, Britain's earliest barracks building.

Bordered by Elizabethan 'trace italienne' fortified walls Berwick-upon-Tweed is known for its three iconic bridges that cross the River Tweed and connect Berwick's historic centre with Tweedmouth and Spittal on the opposite side of the river. Rising in the Lowther Hills, the River Tweed runs east through the borders of Scotland and northern England for 97 miles before it enters the North Sea at Berwick-upon-Tweed.

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The town has a great selection of independent bakers, butchers and fishmongers. Eateries include The Barrels Alehouse pub, alongside microbrewery The Curfew and coffee roasters Northern Edge. Audela restaurant, Atelier café and wine bar and Indian restaurant Amran's are also of particular note.

There are brilliant independent bookstores and antique shops along Bridge Street. Live music events take place at The Barrels and Radio Rooms, while the Maltings theatre and arts institution is something of a local cultural centre. Throughout the year there are food, historic and literary festivals.

For adventures in nature further afield, there are numerous walks along the River Tweed and beyond. Wonderful local beaches include Fisherman's Haven Beach and Cocklawburn Beach, as well as the beachfront and lighthouse at Berwick-upon-Tweed. A five-minute walk onto the ramparts from the house leads to walks around the town walls and to walks that extend for miles, with breathtaking views of the bridges, river and surrounding landscape. The Lowry Trail, named after the famed painter, takes in many of the favoured local sights.

Important local landmarks and day-out destinations include Holy Island, Lindisfarne Castle and Bamburgh Castle, plus stately homes such as Paxton House, Mandeston House, Chillingham Castle. The ancient Scottish border towns of Coldstream, Kelso and Melrose are all within easy reach too.

There is a good selection of state-run primary and secondary in Berwick, including Berwick Academy.

A 10-minute walk away, Berwick-upon-Tweed train station is only 45 minutes from the centres of both Edinburgh and Newcastle-upon-Tyne. The A1 is a short drive away and acts as the main link by road to Newcastle and Edinburgh. Edinburgh and Newcastle airports also offer routes to most European cities and holiday destinations, as well as London Heathrow and other southern English airports.

Council Tax Band: C

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About

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