



The Walls

8, Quay Walls, Berwick-upon-Tweed.



The Walls, 8 Quay Walls, Berwick-upon-Tweed.

A beautiful and elegant Georgian townhouse in central Berwick overlooking the River Tweed.

Berwick train station 0.5 miles (connecting with London and Edinburgh) ■ Kelso 24 miles ■ Bamburgh 19 miles ■ Alnwick 30 miles ■ Edinburgh 57 miles ■ Newcastle upon Tyne 63 miles

- Award winning and successful Bed & Breakfast business in an inspirational position overlooking River Tweed
- 3 ensuite double guest rooms and a single room
- Guest lounge
- Large kitchen and guest dining room
- Penthouse apartment with lounge, 2 bedrooms, 2 bathrooms (1 en-suite), providing potential for more letting rooms
- Grade II listed

Galbraith

Burn House, Burn Lane, Hexham,
Northumberland, NE46 3RU.
Telephone Number 01434 693693
Email Address hexham@galbraithgroup.com

 OnTheMarket.com



THE PROPERTY

The Walls is a beautiful period townhouse built circa 1750 perfectly perched on the medieval and Elizabethan town walls which surround the old town of Berwick-upon-Tweed. This truly remarkable period property occupies an enviable location with spectacular views over the River Tweed and upriver to the iconic bridges. Since 1984 this distinguished Grade II listed property has been run as a well renowned and high-quality bed and breakfast enterprise.

The current owners have owned the property since 2015. They enjoy the position of the property for many reasons. The convenience of the location, frequent sightings of otters and once some dolphins, repeat returns from their regular customers who enjoy first class hospitality and comfort in this truly beautiful setting. Much has been done to the property since 2015 including the replacement of all of the windows on the south front with double glazed sliding sash Akoya windows, new roof, chimney stacks rebuilt, significant repairs to eroded stone and lintels in the south elevation and modernisation of the bathrooms and kitchen. Visit England 5-star Gold Award since 2015.

OUTSIDE

For ease of maintenance there is no garden and no dedicated parking area, however a unique undercroft creates excellent storage space for equipment, bicycles and the like and there is a convenient public car park close to the property and permit residents parking area is also close by.

LOCATION

The Walls occupies a commanding position just a few minutes' stroll from Berwick's vibrant mainline train station and town centre famous for its stunning architecture. There is a great deal happening in Berwick. The town offers a diverse range of shops, and a thriving cultural scene. Berwick also has a selection of leisure and sports clubs, banks, public houses, cafes, restaurants and The Maltings theatre and cinema along with schooling for all ages. The connectivity to Edinburgh, Newcastle, and London, make it an outstanding choice for those seeking a characterful home in a prime setting. The A1 trunk road ensures easy vehicle access to Edinburgh and Newcastle-upon-Tyne and both these cities enjoy international airports.

Northumberland is England's most northerly county and hides some of the most interesting and varied places to enjoy from quiet and stunning moorland and resplendent countryside to wonderful coastal scenery with vast empty beaches and undiscovered coves overlooked by dramatic cliffs. Bamburgh Castle and the ancient border towns of Coldstream, Kelso and Melrose are all within easy reach.

Berwick-upon-Tweed has been awarded multiple grants recently, including a £23 m grant to redevelop the popular Maltings Cinema & Theatre, which will create the main Arts Centre between Edinburgh & Newcastle, a £4.5m National Lottery Heritage Fund grant (in total awarded £14.5m) to assist the restoration and renewal of the Living Barracks project and £1,5m grant from the North-East Combined Authority for local creative and cultural sectors. The Berwick and District Angling Association secured a £7,000 grant from Crown Estate Scotland and a £25m investment is also underway to build a new hospital in the town.





DIRECTIONS

If travelling by car: Park in the Quayside car park which is free. Walk upstream and through a door which takes you through the wall. Climb the staircase onto the top and The Walls is on your left. Postcode TD15 1HB.

GENERAL

Services: Mains water, electricity, gas and drainage are connected. Fibre broadband
Tenure: Freehold
Local Authority: Northumberland County Council
Council Tax: Band C. Business Rates – zero rated
EPC: Rated C

VIEWING

The continued smooth running of the business remains a priority. Viewings will be by appointment arrangement please on pre-arranged days via Galbraith.
Tel: 01434 693693 Email: hexham@galbraithgroup.com

AGENTS NOTE

Trading figures for the last three years can be provided to interested parties.
Equipment and items required for the running of the business can be made available separately.
The Walls is a Grade II listed and is within the Berwick conservation area.

ANTI MONEY LAUNDERING (AML) REGULATIONS

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. To enable us to complete these checks purchasers will need to provide along with their offer either: a) originals of primary (e.g. a passport) and secondary (e.g. current council tax or Utility bill) or b) copies of the same certified and dated by appropriate professional. Failure to provide this information may result in an offer not being considered.



WHAT THREE WORDS

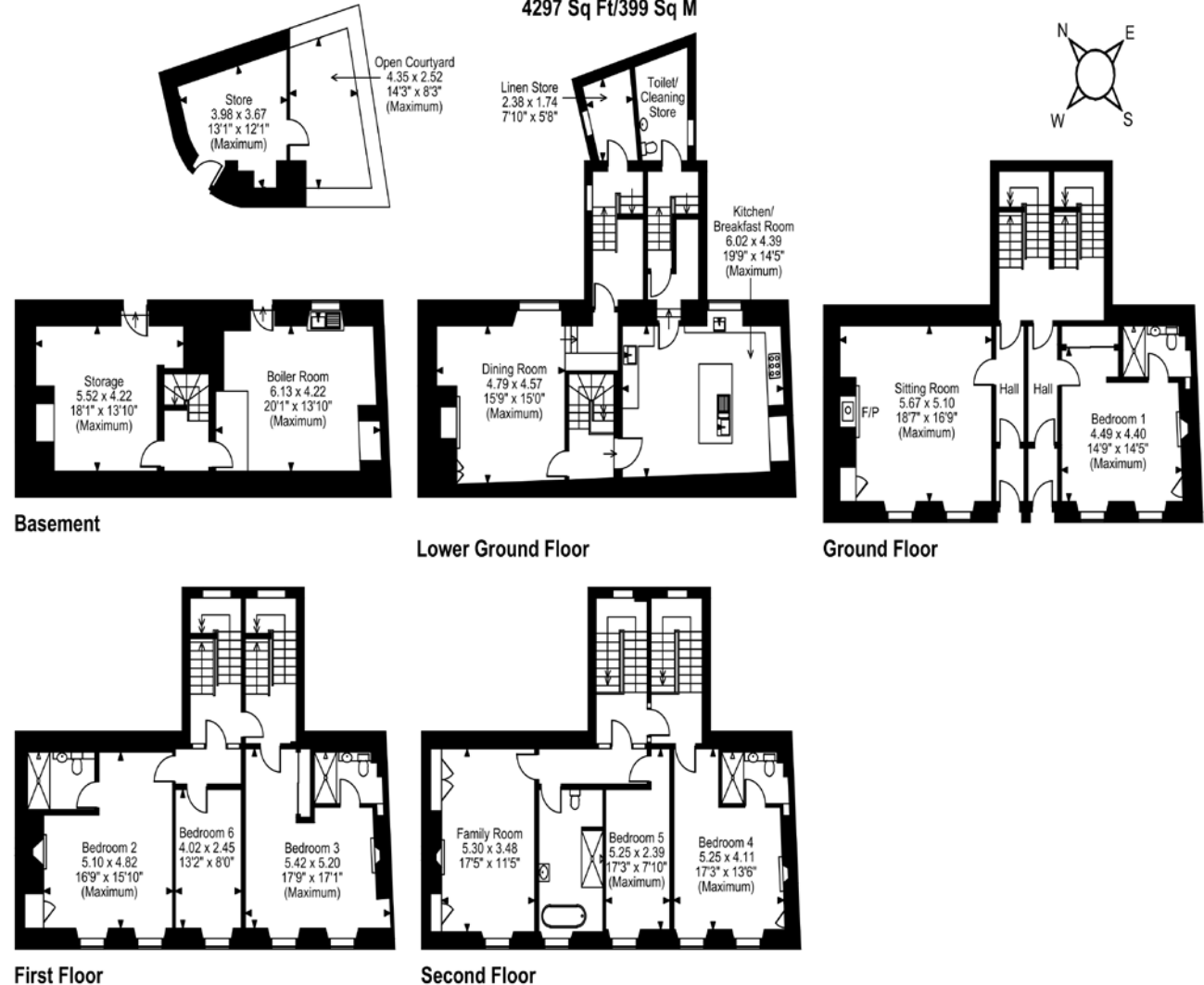
oldest.arch.noises

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The Walls, Quay Walls, Berwick-upon-Tweed Approximate Gross Internal Area 4297 Sq Ft/399 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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IMPORTANT NOTES

1. These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 4 If there are matters of particular importance please raise this with us and we will try to check the information for you. Particulars prepared April 2026. Photographs taken 31st March 2026.