

Sunwick Farmhouse

Berwick-upon-Tweed | Scottish Borders



Galbraith



Substantial period farmhouse located in a peaceful rural location.



Berwick-Upon-Tweed 7 miles | Kelso 23 miles | Edinburgh 55 miles

(All distances are approximate)

Offers Over £485,000

2 reception rooms. 6/7 bedrooms

Exceptional opportunity for renovation/modernisation

Three floors of accommodation spanning 418 sqm

Wealth of period character and original architectural features

Outstanding views over the surrounding countryside

Rural setting with good access to amenities

Galbraith

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Situation

Sunwick Farmhouse is set in a private and peaceful rural location approximately 1.5 miles south-west of the village of Hutton and around 7 miles west of Berwick-upon-Tweed.

Hutton is a charming rural village set on the edge of the scenic Scottish Borders, surrounded by rolling farmland and open landscapes. It offers a quiet and traditional setting ideal for those seeking relaxation and countryside living. The area is also home to the nearby Paxton House, an impressive 18th-century country house set within attractive parkland on the banks of the River Tweed, renowned for its art collection, woodland walks and riverside setting, along with a popular café.

A short drive away is Berwick-upon-Tweed, where a wide range of amenities can be found, including supermarkets, independent retailers, cafés, sports clubs and restaurants. Traditional pubs and bars are also located in Berwick-upon-Tweed and nearby Tweedmouth, offering a welcoming selection of local food, drink, and hospitality in historic surroundings. Popular local pubs include well-established town centre inns and riverside venues along the River Tweed. For added convenience, there are also farm shops and village stores in the surrounding countryside offering local produce and everyday essentials.

Berwick-upon-Tweed offers a selection of local schools, including a private school, Longridge Towers. The town's railway station lies on the East Coast Main Line, providing direct services to key destinations such as Edinburgh & Newcastle. The nearby A1 trunk road ensures convenient road links to both Edinburgh and Newcastle-upon-Tyne, each of which also offers access to international airports.

Description

Sunwick Farmhouse is an exceptional period country residence, rich in history and character. The impressive Grade B listed home offers substantial and highly versatile accommodation arranged over three floors.

Approached via a shared driveway, a private sweeping drive leads gracefully to the front of the house, set within a charming countryside setting. Dating back to the 18th century, this traditional farmhouse offers a rare opportunity for thoughtful and sympathetic modernisation. The principal elevation presents a balanced and elegant façade, centred on the main entrance and framed by well-proportioned windows, beautifully reflecting its period heritage.

Upon entering, you are welcomed into a bright and spacious lounge, featuring original working shutters, a traditional fireplace, and views over the front garden. From here, the accommodation flows naturally through to a rear hall with a built-in seating area, offering flexibility for a variety of uses, and onwards into the open-plan dining kitchen, fitted with wall and base units and complemented by a walk-in pantry.

The ground floor is further enhanced by a versatile home office or additional bedroom, alongside a utility and shower room. To the west wing, a substantial storeroom & boiler room currently stripped back to bare walls presents excellent potential for conversion into extended family accommodation, with direct access to the north courtyard.

A timber staircase rises to the first floor, where a bright and spacious landing is illuminated by an arched window over the stairwell. From here, the accommodation extends to six well-proportioned bedrooms, a family bathroom, and a separate WC. An additional room within the west wing, currently stripped back to bare walls, offers excellent potential for a further bedroom or private suite.



Stairs rise to the second floor, which offers generous space, ideal for conversion into additional bedrooms, a games room, or a dedicated work-from-home area. This level also benefits from ample built-in storage, including a cupboard currently housing the water tank.

Accommodation

Ground Floor: Entrance hallway, living room, dining kitchen, pantry, inner hallway, shower room, study/bedroom, utility room, general purpose room & cellar.

First Floor: Six bedrooms, shower room, bathroom with WC and separate WC compartment.

Second Floor: Attic Room

Garden

Sunwick Farmhouse enjoys an expansive garden, predominantly situated to the south and chiefly laid to lawn, creating a bright and open outdoor space. A substantial gravel driveway sweeps across the front of the house and continues around to the north, offering generous parking and turning space for multiple vehicles. The gardens are bordered by mature trees and shrubs, providing both privacy and shelter. A charming ha-ha further enhances the setting, preserving uninterrupted, far-reaching views across the surrounding countryside towards the Cheviot Hills.

NB

To the rear courtyard, a section of the steading (currently marked out) will be fenced off by the vendor within three months of completion of the sale.

Tenure

Freehold

Local Authority

Scottish Borders Council

Council Tax

Band G

EPC

Band F

Services

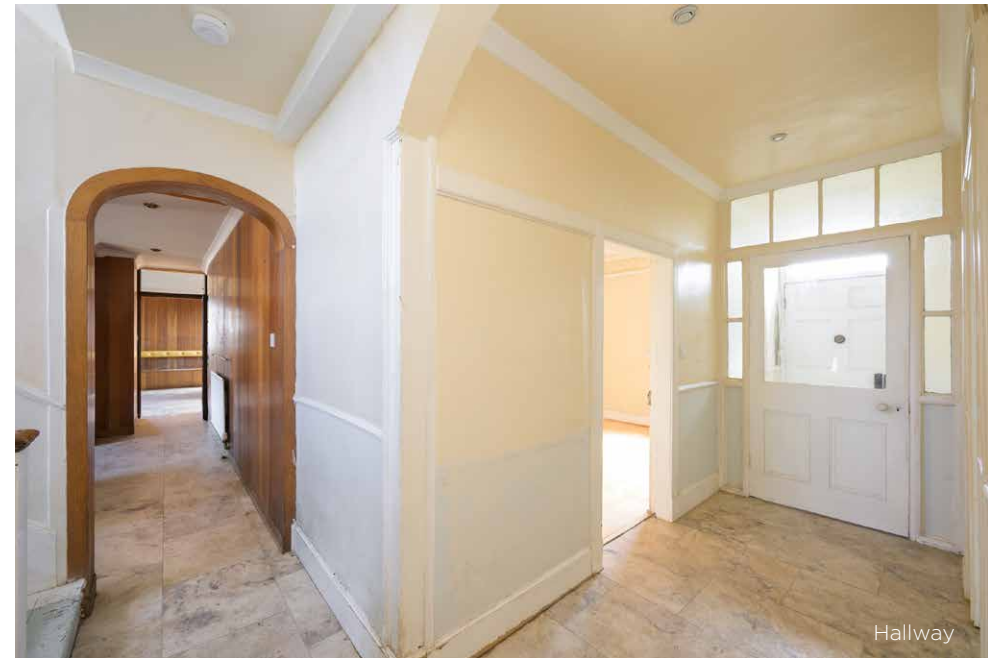
Mains Water and Electricity | Sceptic Tank | Oil Heating | Broadband | Mobile Signal

Flood Risk

Flood maps of the area can be viewed at <https://map.sepa.org.uk/floodmaps/FloodRisk/Search>

Access

Sunwick Farmhouse is accessed via a shared driveway with the neighbouring farm, leading to a private driveway to the front of the house.



carpentry.start.shrubbery



Post Code: TD15 1XG



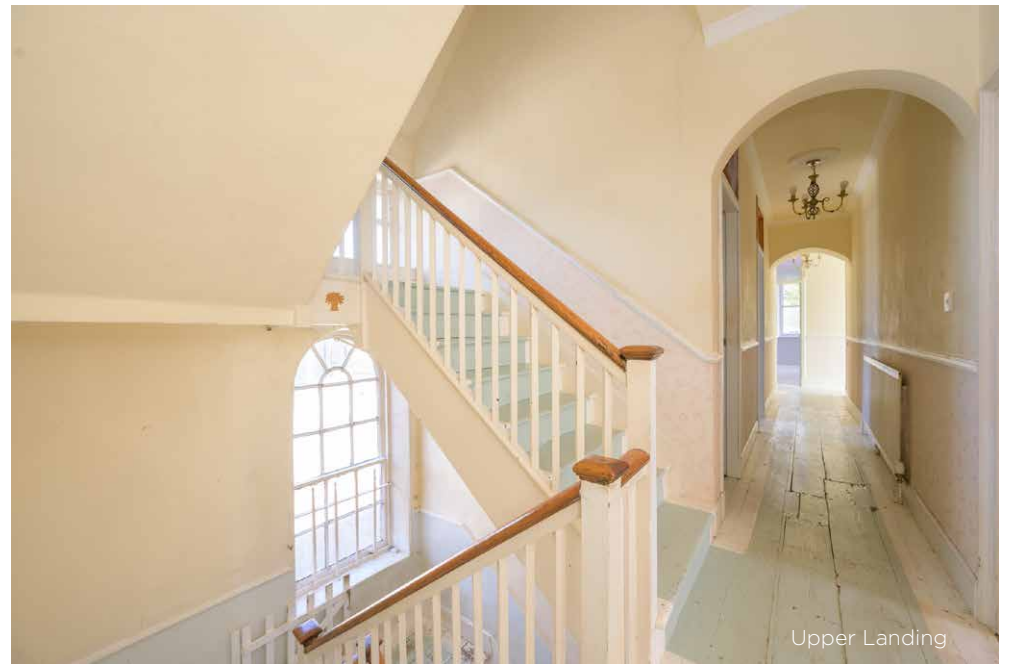
Kitchen



Utility



Bedroom/Drawing Room



Upper Landing

Solicitors

Melrose & Porteous
47 Market Square
Duns, TD11 3BX

Fixtures And Fittings

No items are included unless specifically mentioned in these particulars.

Viewings

Strictly by appointment with the Selling Agents.

Anti Money Laundering (AML) Regulations

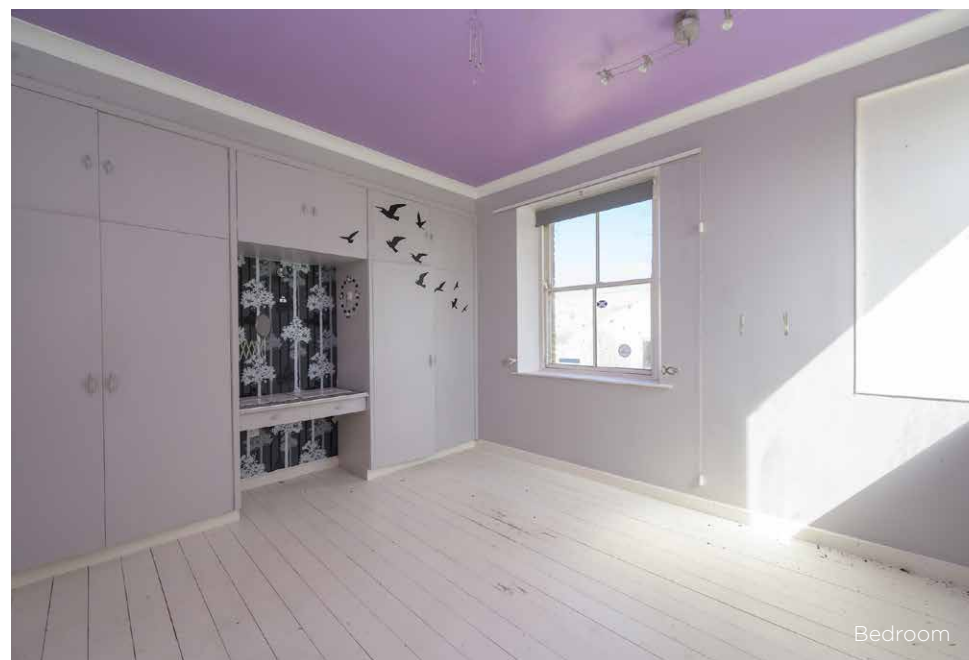
Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified.

Failure to provide required identification may result in an offer not being considered.

Health & Safety

Appropriate caution should be exercised at all times during inspection particularly in reference to any livestock present and working machinery and equipment on the property.

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 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. 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. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. 8. Photographs taken in April 2026





Bathroom



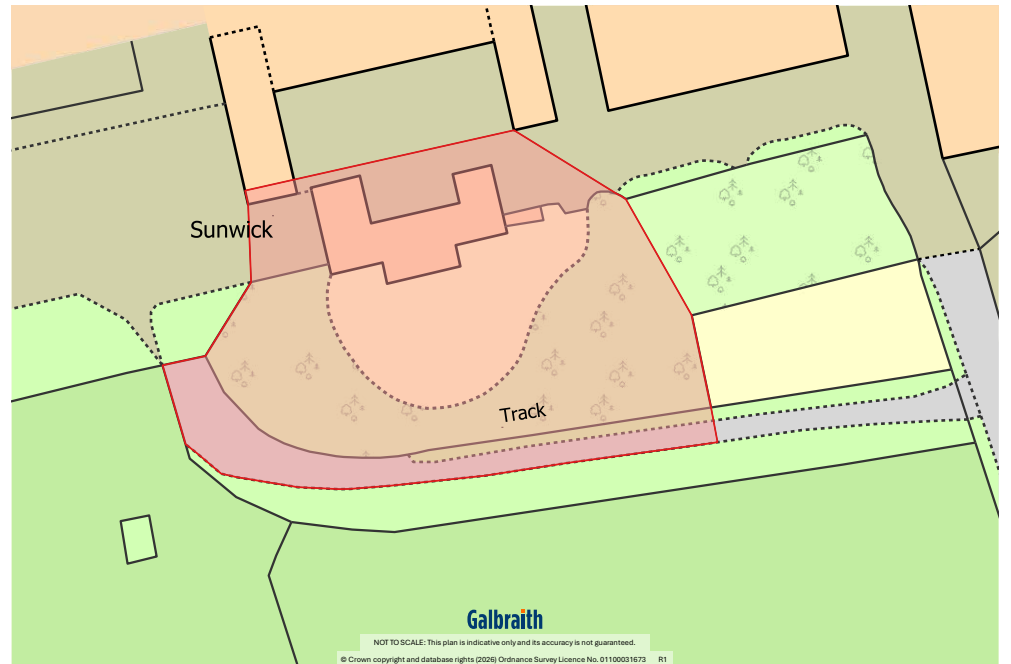
Attic Room

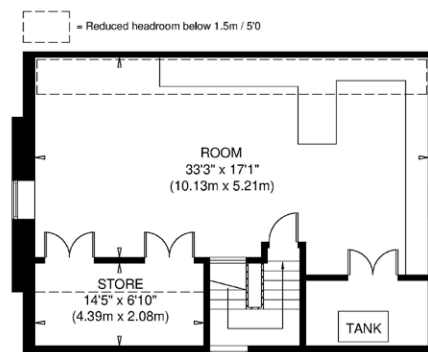


Driveway

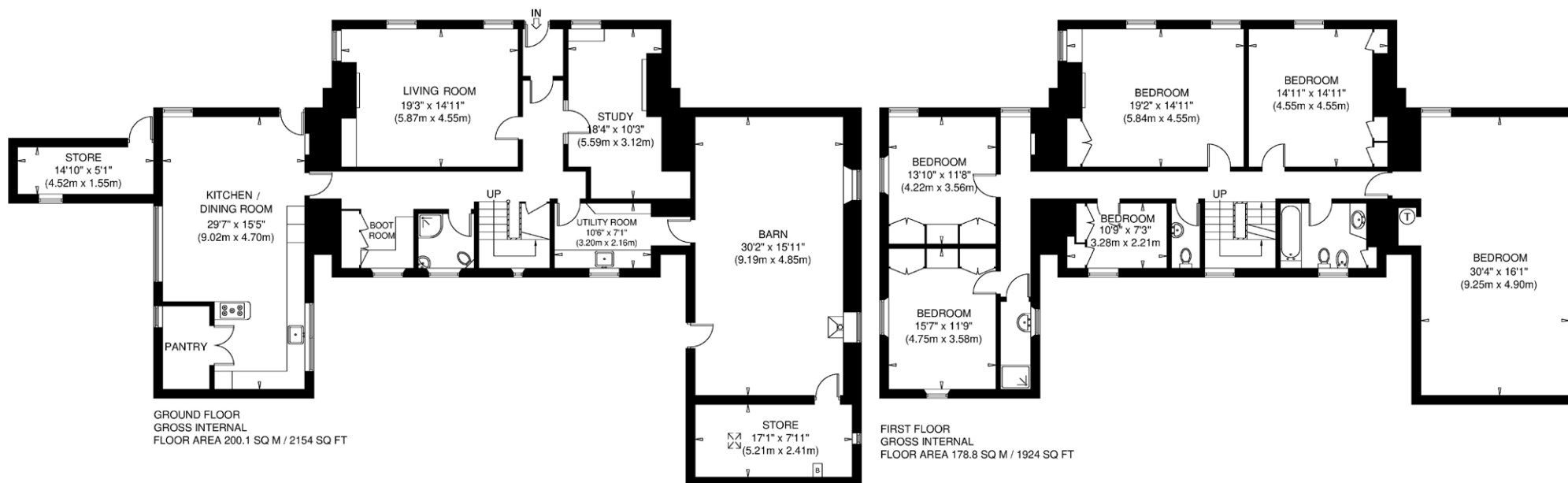


Garden





SECOND FLOOR
GROSS INTERNAL
FLOOR AREA 76.8 SQ M / 826 SQ FT



SUNWICK HOUSE
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA = 455.7 SQ M / 4905 SQ FT
 All measurements and fixtures including doors and windows
 are approximate and should be independently verified.

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