

WARK HOUSE

CORNHILL-ON-TWEED, NORTHUMBERLAND



Edwin
Thompson



savills



WARK HOUSE

CORNHILL-ON-TWEED,
NORTHUMBERLAND, TD12 4RE

‘An exceptional country house *occupying a peaceful position*
on the edge of the River Tweed in the historic hamlet of Wark
with attractive gardens and open rural views’

PROPERTY SUMMARY

Ground Floor: Impressive dual aspect reception hall | feature staircase
open plan fitted bar area | elegant sitting room | formal dining room
spacious kitchen/breakfast room | cloakroom and WC | boot room
boiler room | utility room | separate WC

First Floor: Six well-proportioned double bedrooms
with ensuite bath and shower rooms.

Outside: Private driveway and extensive gravelled parking
large garden | patio | outbuildings | three acre paddock





SITUATION

Wark House enjoys an enviable setting on the north eastern edge of the picturesque hamlet of Wark, close to the banks of the River Tweed in the heart of the Tweed Valley. The property benefits from a tranquil rural location whilst remaining highly accessible.

The nearby village of Cornhill-on-Tweed provides day to day amenities including an excellent village shop and renowned hotel, whilst the market towns of Kelso and Berwick-upon-Tweed offer a wider range of services, schools and leisure facilities. Edinburgh and Newcastle are the two nearest major cities, both of which are less than an hour and a half's drive away.

The Tweed Valley is a historic landscape, filled with castles, ancient forts, and stately homes. Together with the castles at Ford, Etal, Duddo, Norham and Berwick, Wark Castle was regarded by successive English monarchs as a formidable defensive fortress against ongoing Scottish invasions and Border raids.

The sporting opportunities are aplenty in the Tweed Valley. The River Tweed's reputation precedes itself as one of the best salmon and sea trout rivers in Europe.

LOCATION

Wark village is located between Kelso and Cornhill-on-Tweed on the B6350 secondary road, which in turn provides direct access to Edinburgh and Newcastle, both of which have international airports.

There is a mainline railway station at Berwick (15 miles) which provides regular services to Edinburgh and Newcastle (45 minutes) and London (3¾ hours).

Berwick Academy is the nearest High School, whilst Belhaven Hill School in Dunbar and Longridge Towers near Berwick offers private education options.



DESCRIPTION

Wark House is a handsome detached traditional country house set within its own established grounds. Facing south and positioned back from the public road, the property enjoys attractive open views across the surrounding countryside to the north and east.

The house was comprehensively modernised and improved in 2022, creating comfortable and easily managed family accommodation, finished to a high standard throughout.

The house has been used as holiday accommodation for the past few years, offering a homely and luxurious place for anglers and families alike.

Constructed principally of stone and brick, externally rendered and painted, beneath a Welsh slate roof, the property benefits from double glazing and oil-fired central heating throughout. The central flat roof has also recently been renewed.





OUTSIDE

The property is approached via a private driveway leading to extensive gravelled parking areas to the side and rear.

The gardens are beautifully maintained and laid principally to lawn, interspersed with ornamental trees, shrubs and mature borders. Stone-flagged patio areas to the south and west provide excellent outdoor entertaining space and take full advantage of the property's sunny aspect.

Located a short distance west of the house is a detached games room with wood burning stove extending to approximately 49.24 sq m (530 sq ft). There is also a traditional stone and brick outbuilding providing kennels and store. The diesel-fuelled backup generator is excluded from the sale.

WARK FARMHOUSE

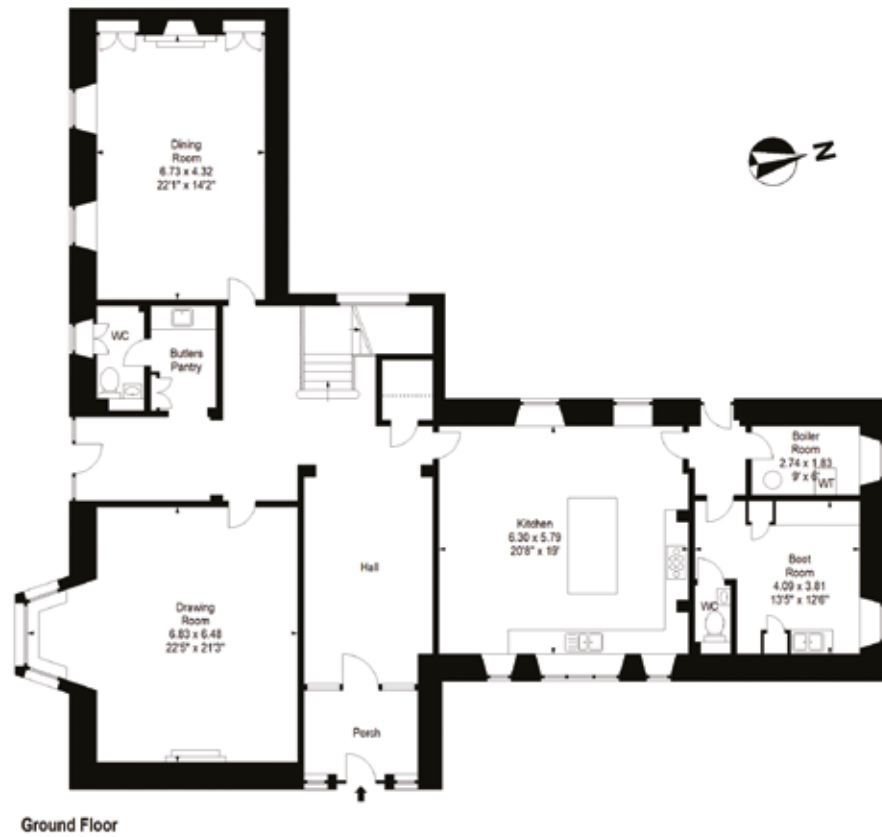
Approximate Gross Internal Area:

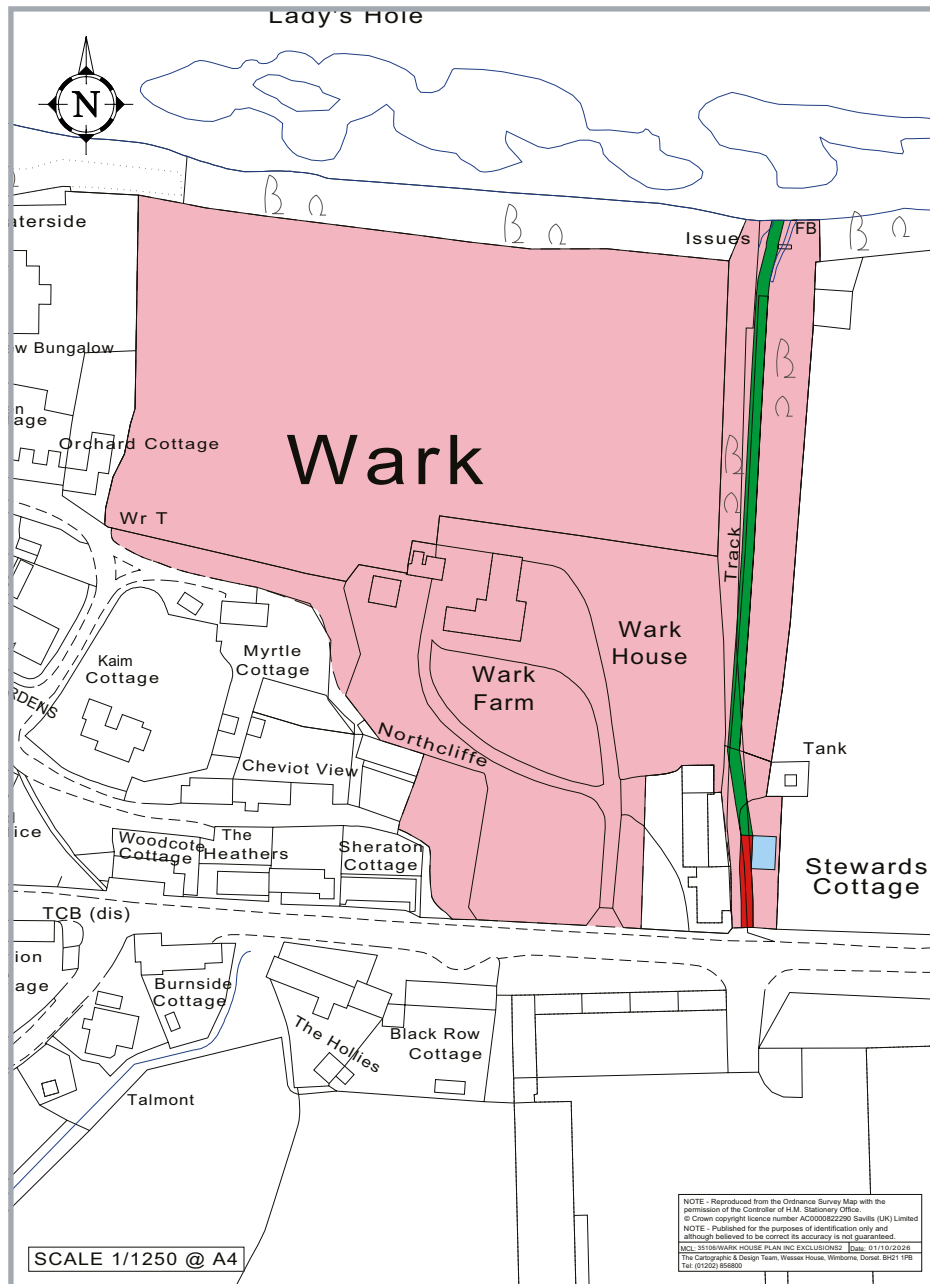
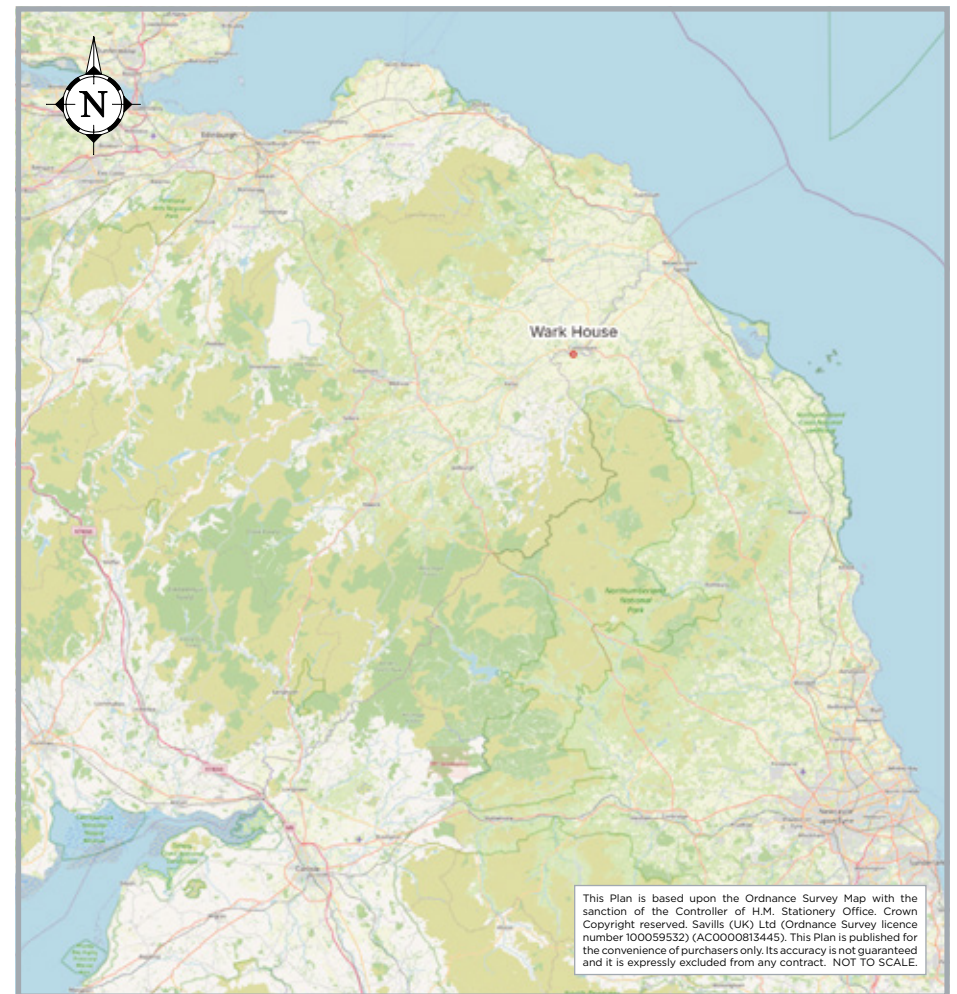
Main House - 4294 sq ft (398.91 sq m)

Games Room & Store / Kennel - 530 sq ft (49.24 sq m)

For identification only. Not to scale.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		





DIRECTIONS

From Cornhill-on-Tweed take the B6350 (signposted Wark 2 miles). Wark House and Steward's Cottage are the first dwellings on your right as you enter the village. Conversely, from Kelso, follow the B6350 for 8 miles to Wark. Drive through the village and Wark House is the last house on your left.

GENERAL REMARKS

COUNCIL TAX

Band D

TENURE

Freehold

SERVICES & ADDITIONAL INFORMATION

Mains electricity and drainage. Mains water off a private distribution network. Full oiled fired central heating.

Given the house is currently being operated as a holiday house, it attracts Business Rates, not Council Tax. Its Rateable Value is £5,100 per annum.

EPC

Rating D

FIXTURES & FITTINGS

All fitted carpets and the majority of curtains and blinds are included in the sale.

SERVITUDE RIGHTS, BURDENS, & WAYLEAVES

The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves, including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable,

drains and water, gas and other pipes, whether contained in the Title Deeds or informally constituted and whether referred to in the General Remarks and Stipulations or . For example, there is a little used byway to the east of the house which goes from the main road to the river. Additionally, there is a small car park reserved on the east side of the byway for South Wark anglers. The Purchaser(s) will be held to have satisfied themselves as to the nature of all such servitude rights and others.

VIEWINGS

Strictly by appointment with the Joint Selling Agents.



CONTACT

Viewings are strictly by prior appointment with the Vendor's Agents:

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