

LEGAL
HASTIN & S



Stables Cottage, Craigmount Park

Offers Over £565,000

Minto, TD9 8SB





The perfect countryside escape, offering beautifully maintained and charming accommodation set within a stunning parkland estate, with restorative outlooks over the picturesque landscape and beyond.



STABLES COTTAGE

Those in search of a period property with character and a stunning village location need look no further - Stables Cottage is a traditional Victorian home with a modern twist, set against a woodland backdrop and within easy walking distance of Minto golf course and the village beyond.

Stables Cottage has been sympathetically modernised and now blends a traditional style home with a chic and modern interior, with the cottage having been extended over the years to host the current spacious family accommodation.

With no shortage of outdoor pursuits at its door, the property hosts well-proportioned and versatile accommodation over two floors, including a dual aspect living room with feature wood burner stove set upon an exposed stone wall creating an impressive focal point, an adjoining dining area with patio doors and wonderful outlooks of the manicured garden.

The country style dining kitchen with quintessential Aga and Belfast sink complement the contemporary wall and base units, with the added benefit of a walk in utility/pantry with rear door giving access out to the garden – perfect for dogs and muddy shoes. The main hallway leads through to an impressive second reception room currently a super music room, a generous space which could host a variety of different uses and benefits from a wood burning stove. A downstairs double bedroom with adjacent shower room is great for those that require one level living.

A central spindled staircase leads to two upstairs bedrooms both of substantial proportions, with the master enjoying dual aspect windows and built in storage. The second bedroom, a generous double lies across the hall, with a centrally located family bathroom continuing the contemporary theme which runs through the house.

The external is a fantastic wrap around cottage garden extending approximately 0.45 acre, including a double garage and store, as well as a mature and level garden with wildlife pond and patio seating

area to the front. The rear plot, with access opening from the utility is mainly laid to lawn, with vegetable plots, raised beds, fruit trees and greenhouse providing endless scope for those green fingered enthusiasts and a wonderful space for family, children and pets to enjoy being all level and fully enclosed.

This outstanding forever home offers endless opportunity and being set in a prime and sought after location, is bound to be popular.

LOCATION

The village of Minto is a much sought after Borders location sheltering below the Minto Hills with the landmark Ruberslaw, lying south of Denholm, Minto Estate and woodland walks and pele tower known as Fatlips Castle. The village centres around the Parish Church, a Victorian building in the Gothic style designed by Playfair (1830) replacing a much earlier medieval building which stood a short distance to the east and dated back to at least 1275. The village is a mile from the nearby village of Denholm with its local shops, village pubs, bistro, garage and Primary School with the nearby towns of Hawick and Jedburgh providing a range of shops and facilities and Secondary Schools. The Borders rail connection to Edinburgh is some 20 minutes' drive with stations at Galashiels and ample parking at Tweedbank near Melrose. The 18-Hole Golf Course at Minto is just a hop over the fence and ideal for that early morning round.

HIGHLIGHTS

- Stone Built Contemporary Cottage
- Beautiful and Unique Home
- Popular Village
- Well Proportioned Accommodation
- Location, Location, Location
- Open Outlooks
- Suntrap Garden

ACCOMMODATION SUMMARY

Ground Floor: Entrance Vestibule, Cloakroom with WC, Living Room, Study/Dining Room, Second Reception, Kitchen, Utility, Inner Hallway, Shower Room, Bedroom. First Floor: Landing, Two

Bedrooms, Family Bathroom.

SERVICES

Mains electric, water, oil fired central heating, septic tank.

ENERGY EFFICIENCY

Band D.

COUNCIL TAX

Band F.

TENURE

Freehold

VIEWING

A virtual tour is available on Hastings Legal - YouTube. Please view this before booking a personal viewing. The Home Report can be downloaded from our website www.hastingslegal.co.uk or requested by email enq@hastingslegal.co.uk. Alternatively, or to request further information, call 01573 225999 - lines open 7 days a week including evenings, weekends and public holidays.

MARKETING POLICY

Offers over £545,000 are invited and should be submitted to the Selling Agents, Hastings Property Shop, 28 The Square, Kelso, TD5 7HH, 01573 225999, Fax 01573 229888 or email enq@hastingslegal.co.uk. The seller reserves the right to sell at any time and interested parties will be expected to provide the Selling Agents with advice on the source of funds with suitable confirmation of their ability to finance the purchase.

All measurements are approximate and are taken at the widest point. Whilst these particulars have been carefully prepared, no guarantee is given as to their accuracy and they shall not form part of any contract to follow hereon.



