



1 Darnchester West Mains

Coldstream, TD12 4HZ



Beautifully Presented Detached Cottage in Semi-Rural Location with Stunning Views.

Lounge, Kitchen, Utility, Bathroom and Three Double Bedrooms. Studio/Workshop. Gardens. Ample Parking. Double Glazing, Oil Fired Central Heating.



This attractive stone built detached cottage lies only a few miles from Coldstream and enjoys a truly idyllic semi-rural position with fabulous outlooks due south taking in the adjoining countryside with the Cheviots in the distance. Internally the property is beautifully presented with great attention to detail and tastefully designed décor throughout. The property has been upgraded and renovated by the current owners to an exacting standard and is now presented in true move in condition with accommodation of good proportions and a flexible layout.

LOCATION

Coldstream itself is well known as the gateway to Scotland and is set on the banks of the River Tweed with beautiful walks along the riverside and in the nearby Hirsell Country Estate. Local sports include an 18-hole golf course at the Hirsell, tennis courts, horse riding and fishing on the Tweed. It also provides easy access to large variety of walks within the Northumberland National Park and lovely unspoilt beaches on the Berwickshire coast. Coldstream town offers a good primary school and easy access to secondary schools, a variety of shops and is well placed for easy commuting to both Edinburgh and Newcastle via the mainline station at Berwick upon Tweed only 20 minutes away.

DIRECTIONS

Travelling on the A6112 Coldstream – Duns Road, continue for approximately 2 miles before turning left on to an unnamed road, sign posted Darnchester. Continue on this road, travelling through Darnchester with Darnchester West Mains approximately a mile past Darnchester.

GROUND FLOOR ACCOMODATION

With windows to the front enjoying a southerly aspect in addition to a side window, the lounge is both a well-proportioned room and beautifully presented with great charm and character. The traditional nature of the property is enhanced by the cast iron log burning stove to one wall which is set within a timber surround with marble mantle, exposed ceiling beams and the stylishly tiled flooring which benefits from under floor heating. Extending towards the rear of the property is the stylishly presented kitchen which is fitted with an excellent range of modern wall and base units with granite effect worktops and tiled splashbacks. The kitchen enjoys aspects over the garden to the rear and provides space for everyday dining if required with a pleasant sun room/utility space off which accesses the garden. The third bedroom is conveniently located on the ground floor and is a well-proportioned double room again featuring ceiling beams and although currently used as a Home Office, this room provides the ideal opportunity for those that require a ground floor bedroom. Usefully, the bathroom is also located on the ground floor and is very well finished with partially tiled walls and a white suite comprising wash hand basin with vanity storage below, W/C and panelled bath with tiled surround and shower over.

UPPER ACCOMODATION

The bedrooms enjoy the magnificent outlooks to the South towards the Cheviots; both are well proportioned double rooms with good natural light and with one benefiting from useful built in storage.

STUDIO/WORKSHOP

This timber building is located to the far corner of the garden and is currently used as a Studio which works perfectly thanks to the benefit of light and power but would also make for a delightful summer house if preferred with decked terrace to the front, ideal for summer dining.

MEASUREMENTS

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| Lounge | 5.25m x 4m (17'3" x 13'1") |
| Kitchen | 4.82m x 2.60m (15'10" x 8'6") |
| Bedroom Three | 3.43m x 3.2m (11'3" x 9'11") |
| Bathroom | 3.02m x 1.74m (9'11" x 5'9") |
| Bedroom One | 5.33m x 4m (17'6" x 13'1") |
| Bedroom Two | 5.32m x 3.17m (17'5" x 10'5") |
| Studio/Summerhouse | 4.71m x 3.40m (15'5" x 11'2") |

EXTERNAL

Double gates to the front of the property open into a private gravelled driveway with space for several vehicles. The landscape gardens then extend around to the rear of the property with neatly presented lawned areas and a raised rockery with decorative chipping and colourful planted pots and borders. The gardens enjoy good privacy and are fully enclosed with sun throughout the day.

SERVICES

Mains water and electricity. Oil fired central heating in addition to electric under floor heating throughout the ground floor. Double glazing.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY

Rating E

VIEWING AND HOME REPORT

To arrange a viewing or request a copy of the Home Report contact the selling agents, Hastings Property on 01573-225999-lines open until 10pm 7 days a week.

MARKETING POLICY

Offers are invited and should be submitted to the Selling Agents, Hastings Property Shop, 28 The Square, Kelso, TD5 7HH, 01573 225999, Fax 01573 229888. 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.