

LEGAL
HASTIN & S



Boudrach

Cothill Steadings, Duns, TD10 6YW





This unique and exclusive steading conversion which was completed in 2010 provides a fabulous country dwelling, perfectly suited as a family home with plenty of space on offer both inside and out. As you would expect from such a property, the attractive stone building has plenty of charm and original character which marries perfectly with the modern interior design and styling, to offer the best of both. Boudrach provides a perfect opportunity for those seeking a semi-rural family friendly environment but equally, for those looking to escape the hustle and bustle of city life to more scenic and relaxed surroundings this property is bound to appeal.



The gardens to the rear are fully enclosed and offer plenty of space. There are lots of opportunities for the gardening enthusiast with ample room for vegetable plots etc. and for those looking to embark on the 'good life' the current owners keep chickens which can be included in the sale! Consideration has been applied to certain environmental factors with solar panels having been installed on the south facing elevation whilst there is also an electric car charging point on the drive at the front.

LOCATION

Cothill consists of a handful of individually designed properties which together form a small hamlet and a close knit community. The nearby village of Gavinton is set against the backdrop of the Lammermuir Hills and lies just a few miles from the market town of Duns where both primary and secondary schooling is available. Duns also has good recreational facilities including a swimming pool, tennis courts, 18 hole golf course, library, various speciality shops and walks and nature reserve within the grounds of Duns Castle and is home to the classical Edwardian Mansion at Manderston. For those that commute Edinburgh is under an hour's drive from Cothill whilst there are also train services from Tweedbank and Berwick Upon Tweed which are both around half an hour's drive.

DIRECTIONS

From Duns travelling on the A6105 Greenlaw road continue for approximately 2 miles before turning left into the village of Gavinton. Upon entering the village take the first turn on the right (opposite the church), continue past Ladyflat farm before turning right signposted 'Cothill'

ACCOMMODATION SUMMARY

Entrance Lobby, Cloakroom, Hall, Dining Kitchen, Large Lounge, Rear Hall/Home Office, Downstairs Double Bedroom with En-Suite Bathroom, Three Further Double Bedrooms (Master with En-Suite Bathroom) and Separate Shower Room. Integral Garage. Ample Parking. Large South Facing Garden.

KEY FEATURES

- Unique Steading Conversion
- Semi-Rural Position
- South Facing Orientation
- Within Commuting Distance to Edinburgh
- A Blend Of Traditional and Modern Styling.

GROUND FLOOR

The entrance lobby ensures a warm welcome as well as a practical space with built in storage, coat hanging and a cloakroom off with WC and wash hand basin. The main hall extends through the ground floor and features solid oak flooring as well as a recessed window the front and built in cupboard housing the central heating system. A useful under stair recess provides storage with the carpeted staircase extending to the upper floor. Featuring double doors to the garden and large windows, the lounge is an impressive room with a south facing aspect and floods of natural light. The generous proportions of this room allow plenty of space for formal dining to the rear if required whilst the log burning stove ensures a lovely cosy, homely feel. Off the lounge the rear hall is currently utilised as a home office which works perfectly and benefits from access directly from the drive at the front as well as a glazed door at the rear ensuring a lovely connection with the gardens. An important factor for many modern families is a sociable live-in kitchen space which Boudrach certainly offers; this room ensures enough space for every day family dining in addition to sofas or such life if required. Again a door leads directly to the gardens whilst the kitchen area is fitted with an excellent range of shaker style units with block wood work- surfaces. Usefully, one of the four bedrooms is located on the ground floor and works well as a guest room thanks to the en-suite facility. The double bedroom overlooks the garden and benefits from built in storage whilst the en-suite bathroom is well appointed with a modern white suite complete with double ended bath.

UPPER ACCOMMODATION

The master bedroom is a particularly restful room with windows to the south side overlooking the gardens in addition to a large Velux window to the front. Twin built in oak wardrobes provide excellent storage whilst the en-suite is particularly well appointed with a four piece suite including a roll top style bath and large shower cubicle. Both bedrooms two and three are also generous double rooms, again with lovely outlooks over the gardens at the rear. The family shower room is freshly presented and fitted with a modern white suite.

EXTERNAL

The gardens are extremely private and sheltered, bordered on the south side by open farmland with the views beyond taking in the Cheviots in the distance. A large decked terrace extends off the lounge and provides a lovely sociable space whilst the paved patio off the kitchen is ideal for alfresco dining. The majority of the garden is neatly laid to lawn with established beds and borders. To the foot of the garden is the chicken run and coup which can be included in the sale.

GARGE AND PARKING

An integral single garage is accessed via double timber doors. The gravelled drive to the front provides space for several vehicles as well as a motorhome or such like if required with gated access to the gardens.

MEASUREMENTS

Lounge	4.34m x 8.13m
Dining Kitchen	6.71m x 5.07m
Downstairs Bedroom	3.87m x 3.43m
En-Suite	2.07m x 2.48m
Rear Hall/Office	5.49m x 2.00m
Master Bedroom	3.88m x 4.01m
En-Suite	2.80m x 1.82m
Bedroom Two	3.54m x 5.23m
Bedroom Three	4.04m x 3.08m
Shower Room	2.54m x 1.22m

SERVICES

Mains electricity and water. Private drainage. Double glazing. Oil central heating.

COUNCIL TAX

Band E

ENERGY EFFICIENCY

Rating B

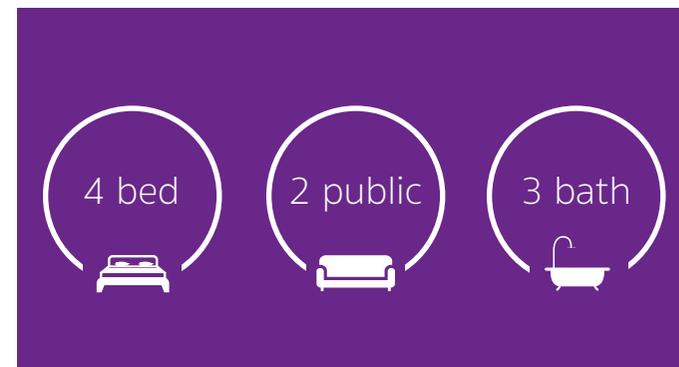
VIEWING AND HOME REPORT

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.





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