



1 Ramrig Farm Cottage

Whitsome, Duns, TD11 3NF



Beautifully nestled into the heart of Berwickshire countryside and boasting views that take in both the Cheviots to the south and Lammermuirs to the North. The extremely smart interior of this country cottage has been extended to provide great versatility and is presented with a lovely blend of traditional and modern styling.



Providing the best of both worlds - this charming country cottage is nestled peacefully into the heart of Berwickshire's countryside yet is also perfectly placed within close reach of other local towns and villages, including Berwick Upon Tweed with its easy connections to the north and South by both road and rail. Having been extended by the current owners to incorporate a modern, light and airy attic conversion, the interior is very flexible and boasts good proportions. Presented with a great mix of traditional cottage charm together with some more contemporary influences the property is bound to appeal to those in search of the 'good life' and seeking to escape the hustle and bustle of city living. The external space also has a lot to offer with ground to the front, side and rear, perfect for the gardening enthusiast and with ample room to grow your own if desired. There is scope also for future extension if required with plans having previously been passed to build out to the side of the property.

LOCATION & DIRECTIONS

Ramrig is a working farm that lies within a few miles of both Whitsome and Norham Villages with local amenities including a post office, village stores, pub and community hall. Larger towns such as Duns, Coldstream and Chirnside are all within a short drive and indeed Berwick Upon Tweed is under 10 miles away. The main east coast rail line operates from Berwick with regular connections to Edinburgh, London and the south whilst the A1 offers good road connections in both directions. From the village of Norham take the B6470 heading west across the bridge over the River Tweed. After crossing the bridge take second right then first left into the access road to Ramrig Farm. The cottages are located beyond the farm steading. From the A1 Berwick bypass take the B6461 signposted 'Kelso'. Continue on this road approximately 8 miles before turning left on to a named road. Continue on this road until you reach the access road to Ramrig Farm on your right hand side. What3Words- ///lifelong.line.whisker

HIGHLIGHTS

- Beautiful Rural Location Yet Accessible
- Open Views To The North and South
- Lounge With Bay Window
- Sociable Family Dining Kitchen



- Attic Conversion
- Gardens Front, Side & Rear
- Scope for Further Extension

ACCOMMODATION

The lounge extends to the front with a beautiful bay window which commands a lovely southerly aspect and floods of natural light. This room is generously sized and features a traditional open fire with shelved press to one side. The impressive family dining kitchen lies to the rear; this is a great sociable space with ample room for dining as well as sofas and such like. This room also features a recessed multi fuel stove creating a cosy, homely feel whilst the kitchen area is fitted with an excellent range of shaker style wall and base units with ample work top space and tiled splash backs. A window to the side and a part glazed rear door ensure pleasant outlooks and a direct connection to the rear garden. Leading off the kitchen the rear hall can easily double up as a larder/small utility area and gives access to the family bathroom. Freshly presented with timber cladding to dado height, partially tiled walls, tiled flooring and a three piece suite with shower attachment over the bath.

The main carpeted staircase extends to the first floor landing with window to the front and a useful cloakroom off with WC and wash hand basin. The master bedroom is a spacious double room which commands a lovely view to the south with two large windows. The ornate fireplace to one wall creates a pleasant focal point. Bedroom two is a pleasant single room with a window to the side.

The attic conversion is accessed via an open staircase from the kitchen and provides a very versatile space; excellent as a third double bedroom although currently used as a sitting room/guest room. The room benefits from good natural light thanks to a number of velux windows and a lovely exposed stone wall as a feature. Good storage within the eaves space.

EXTERNAL

The gardens extend to the front, side and rear of the cottage. The main area to the front is nicely landscaped and well established providing plenty of colour and interest. Currently incorporating areas of lawn, paved patio and planted beds/borders. Fully enclosed and secure. Immediately to the



rear of the cottage there is a further lawned garden with low hedged surround and fabulous, direct views over the adjoining farmland. A decked terrace extends from the rear kitchen door and provides the perfect spot for summer dining- well positioned to capture the early morning and evening sun. The area to the side houses a wood store and the oil tank. There is parking on the gravelled areas to the front and side of the property and there is a drive extending to the rear of the cottages allowing in/out vehicular access.

SERVICES

Mains water & electricity. Private drainage. Partial double glazing. Oil central heating. There are also solar panels installed to the front, south facing elevation which offer an attractive annual return.

COUNCIL TAX

Band B

ENERGY EFFICIENCY

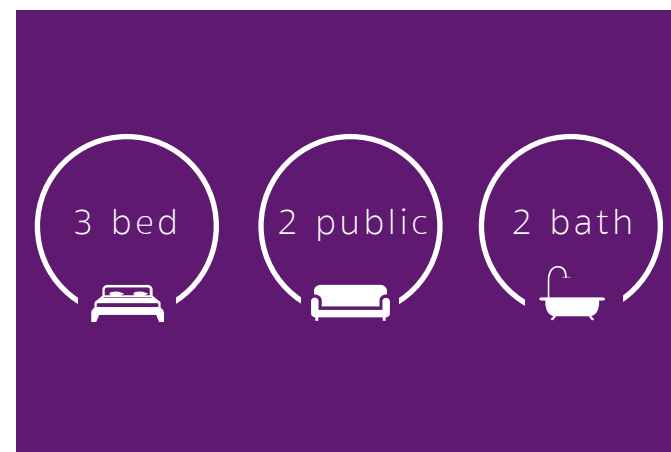
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VIEWING

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 £220,000 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.



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