

HASTIN<sup>LEGAL</sup>&S



## Willow Cottage

St. Boswells, TD6 0HD

Offers Over £290,000





An outstanding choice for those seeking a high-quality downsizing opportunity, Willow Cottage offers the perfect balance of comfort, style and practicality. In addition to its peaceful village setting, the property is exceptionally well connected, with the nearby A68 providing excellent transport links both north and south.



## WILLOW COTTAGE

Willow Cottage effortlessly combines period charm with a stylish contemporary interior; occupying an enviable position on the edge of St Boswells, set just beyond the immaculate village cricket green, this delightful home enjoys a picturesque setting just a short stroll from the village centre and its excellent range of amenities and thriving community. Perfectly suited to those looking to downsize without compromise, the property offers beautifully presented, single-level accommodation together with wonderfully maintained private gardens to both the front and rear.

A residents' parking area leads to a gated entrance, opening into the charming cottage-style front garden and the welcoming main entrance. The central hallway provides an excellent layout, with the living accommodation to one side and the bedrooms quietly positioned to the other. The living room is flooded with natural light with a dual aspect outlook over the front and rear gardens, while the generous ceiling height enhances the wonderful sense of space. The country style dining kitchen is centred around a striking Aga, offering character along with ample room for dining and direct access to the rear garden—perfect for everyday living and entertaining alike. The recently refitted shower room has been finished to an exceptional standard, featuring a spacious walk-in shower and a contemporary vanity unit, creating a luxurious feel. Two well-proportioned bedrooms complete the accommodation, with the principal bedroom benefiting from an excellent range of fitted storage.

Outside, the gardens are a particular highlight. The attractive front garden creates an inviting first impression, while the generous enclosed rear garden has been beautifully landscaped to provide a peaceful and colourful retreat, complete with an attractive pergola and seating area.

## LOCATION

Buccleuch Chase is a small hamlet of luxury homes on the outer edge of the charming village of St Boswells; with lovely outlooks across the village cricket fields and just south of the Eildon Hills. The property is ideally positioned in this highly sought after and exclusive estate;

benefiting from a sizeable plot with an open aspect to the front and rear. The area is exceptionally well maintained with excellent kerb appeal, and with its peaceful location, appeals to families and retirees alike.

The village itself benefits from independent shops such as an award winning butchers, bookshop with deli & café, interior and garden shop- as well as a post office, hotel with restaurant and small supermarket. Local schooling is available with the village primary and nursery, and within the nearby and highly regarded Earlston high school catchment. An abundance of leisure facilities are close to hand with a golf course, tennis court, rugby and football fields and of course the river Tweed. St Boswells is a popular choice with the commuter being just off the A68, offering swift transport links and a local train station at Tweedbank.

## HIGHLIGHTS

- Excellent Location
- Wonderful village community
- Easy Access via A68 and Rail Link at Tweedbank
- Freshly presented home
- Excellent Home Report condition

## ACCOMMODATION SUMMARY

Entrance Hall, Sitting Room, Dining Kitchen, Two Double Bedrooms, Shower Room. Garden Front & Rear. Resident Parking.

## ADDITIONAL INFORMATION

All integrated items including the AGA, fitted blinds, curtain poles, pergola and garden shed are included in the sale price. The building is B Listed. A resident fee of approx. £125 annually payable for communal Hayloft and grass cutting.

## SERVICES

Mains gas, electric, water and drainage. Fully double glazed.

## COUNCIL TAX

Band E.

## ENERGY EFFICIENCY

Band C.

## 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](http://www.hastingslegal.co.uk) or requested by email [enq@hastingslegal.co.uk](mailto: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 £290,000 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](mailto: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.



