

HASTIN^{LEGAL}&S



2 Nether Huntlywood Cottage

Earlston, TD4 6BB

Offers Over £325,000





2 Nether Huntlywood Farm Cottages is a charming property offering generous proportions, a stylish interior and a beautifully landscaped private garden. With a versatile layout extending to four bedrooms and two reception rooms, the property provides an excellent balance of character, comfort and practicality, ideally suited to modern family life.



2 Nether Huntlywood Farm Cottages

2 NETHER HUNTLYWOOD

Set to the east of Earlston, approximately a five-minute drive along the Gordon Road, Nether Huntlywood enjoys a peaceful rural setting while remaining conveniently placed for the surrounding area. The property falls within the catchment area for both Earlston Primary School and Earlston High School, making it an appealing choice for families seeking a countryside lifestyle without sacrificing access to everyday amenities.

The cottage has an attractive 'chocolate box' frontage, with its character continuing throughout the interior. A welcoming entrance hall leads to a choice of reception rooms, including the principal living room which is bright, spacious and thoughtfully arranged to incorporate both lounge and dining areas. A large open hatch connects seamlessly to the kitchen, creating a sociable and practical space ideal for family life and entertaining. At the far end of the hall, a second lounge enjoys an enviable dual aspect, filling the room with natural light and providing direct access to the rear garden. Also on the ground floor, a well-designed rear extension houses the principal bedroom together with a stylish en-suite shower room. A useful utility room is conveniently positioned off the hallway.

Upstairs, three further bedrooms provide excellent flexibility. Two are generous double rooms, both benefiting from built-in storage, while the third offers a versatile space which could equally lend itself to use as a guest bedroom, nursery or home office.

The rear garden is a particular feature of the property and has been thoughtfully landscaped by the current owners to create a private and attractive outdoor retreat. A large decked area provides an excellent space for outdoor seating and dining, overlooking the generous lawn, mature planting and established trees. A further patio area and timber garden shed complete this highly appealing garden setting.

Combining a charming country cottage exterior with a stylish and versatile interior, generous accommodation and beautifully maintained gardens, 2 Nether Huntlywood offers an exceptional opportunity to enjoy rural living within easy reach of Earlston and the wider Borders.

LOCATION

Nether Huntlywood is a rural hamlet with scenic outlooks and a strong agricultural setting. Close to both Earlston and Gordon, it offers a choice of amenities within easy reach. Earlston is popular with families, professionals and retirees alike. With excellent education and recreation facilities, it offers a vibrant community surrounded by beautiful countryside. The area provides a good range of local amenities, including independent shops, a supermarket, cafés, restaurants, hotels, eateries, a petrol station and medical facilities. Nearby recreational options include golf, fishing, horse riding and walking, including the Earlston circular Jubilee Walk, which takes in superb local views. Earlston is ideally placed for access to Kelso and Galashiels, both within a 10-mile radius. It is also convenient for commuters to Edinburgh via the A68, with the Borders Railway offering a quicker route from nearby Tweedbank.

HIGHLIGHTS

Charming Stone Built Cottage
Scenic Location
Private Garden
Generous Accommodation
Excellent Connections - Linking A68 & Railway at Tweedbank

ADDITIONAL INFORMATION

All fitted flooring, light fittings, curtain poles, blinds and integrated kitchen appliances as viewed are included.

SERVICES

Mains electric and water. Gas LPG central heating and private drainage. Double glazed.

ENERGY EFFICIENCY

Band F.

COUNCIL TAX

Band D.

VIEWING & HOME REPORT

To arrange a viewing or request a copy of the Home Report contact the selling agents, Hastings Property on 01750 724 160 -lines open until 10pm 7 days a week.

PRICE & MARKETING POLICY

Offers Over £325,000 are invited and should be submitted to the Selling Agents, Hastings Property Shop, 28 The Square, Kelso, TD5 7HH, 01573 225999, Fax 01573 229888. 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.

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.



