



## Garrymore

Allanton, TD11 3JZ



Traditional Stone Built Cottage, Recently Renovated and Upgraded.

Lounge, Dining Kitchen, Utility Room, Three Double Bedrooms, Office/Nursery and Family Bathroom. Enclosed Garden.



'Garrymore' is a particularly attractive stone built double fronted cottage which enjoys a prominent location within this popular Berwickshire village. This C Listed cottage has been extensively upgraded and renovated in recent years to provide an immaculately presented family home which offers a lovely blend of traditional features with modern fixtures and fittings. The fully enclosed very private garden to the rear is an added bonus and enjoys sun throughout the day; an ideal safe haven for children or pets.

## LOCATION

Allanton is well located with the Berwickshire coast and Berwick-upon-Tweed approximately 10 miles east and with Edinburgh and Newcastle approximately one hour distant via the recently upgraded A1 and main east coast rail connection at Berwick. The surrounding countryside offers excellent opportunities for walking and riding in the Cheviot and Lammermuir Hills, trout fishing on the nearby Rivers of The Blackadder and Whiteadder and salmon on the Tweed. Allanton itself has a popular village inn and restaurant and a village hall. Primary schooling and local shopping is available in Chirnside approximately one mile away with Secondary schooling at the new £20million Berwickshire High School.

## GROUND FLOOR ACCOMMODATION

The particularly spacious lounge extends to the front of the property with double sash and case windows to the front as well as a full height window to the rear overlooking the garden. This room features exposed ceiling beams and a multi fuel stove which provides a lovely focal point. To the opposite side of the hallway is the dining kitchen which is fitted with an excellent range of modern wall and base units with ample worktop space. The window to the front comes complete with window seat and the room provides more than enough space for a family table and chairs, ideal for everyday dining. The utility room towards the rear of the property is an excellent facility with space and plumbing for additional kitchen appliances whilst a built-in cupboard under the stairs houses the central heating boiler.

## UPPER ACCOMMODATION

A curved carpeted staircase leads to the first floor landing with access to all bedrooms. The third bedroom is peacefully located to the rear of the property and is a pleasant double room with a garden aspect. Both bedrooms to the front are particularly spacious doubles with plenty of natural light thanks to the large front facing sash and case windows and both feature original fireplaces. The main bedroom benefits from the

adjoining nursery/home office; this is a versatile space and could also provide potential for conversion to an en-suite facility. The family bathroom is extremely tastefully presented with stylish wet wall panelling and a white suite comprising WC, pedestal sink and panelled bath with a fixed head shower.

## EXTERNAL

The gardens to the rear enjoy excellent privacy and sun throughout the day. Fully enclosed this is a great space for the gardening enthusiast and a blank canvas for somebody to landscape to their own specifications. Usefully there is a stone built outhouse which could be utilised. A shared, arched access to the side of the cottage allows direct access to the garden.

## SERVICES

Mains water, electricity and drainage. Oil fired central heating

## 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.