

HASTIN^{LEGAL}&S



4 Swinton Mill Barns
Coldstream, TD12 4JS



2 bed



1 public



2 bath



Positioned within a small and exclusive development, this terraced two bedroom barn conversion Combines the character of a traditional barn with sleek modern finishes, enjoying a perfect semi rural position with easy access to local towns and villages



ACCOMMODATION

Swintonmill Barns is an exclusive development of just eight properties, ideally situated midway between Coldstream and Duns. The location offers the best of both worlds: a peaceful semi-rural setting surrounded by beautiful countryside, while still providing easy access to nearby towns, villages, and local amenities.

No. 4 Swintonmill Barns enjoys a quiet and private corner position, with easily maintained gardens to the rear, private parking to the front. Converted circa 2017, the property has been thoughtfully designed to create an efficient, low-maintenance home. Since then, the current owners have introduced a number of high-quality upgrades, most notably the beautifully re-designed family dining kitchen, fitted with top-of-the-range appliances and finished to an exceptional standard—truly the heart of this impressive home.

On entering, a welcoming hallway provides access to the staircase and the main living spaces. The spacious open-plan living area is filled with natural light, thanks to large arched windows that frame a charming outlook over the neighbouring courtyard. The open plan layout provides a bright and cosy space to unwind, the showpiece of the ground floor is the striking family dining kitchen, which combines contemporary style with practicality. Featuring on-trend cabinetry, quartz-style worktops, a breakfast bar, integrated appliances, and a dual aspect with garden views, it has been finished with great attention to detail. Completing the ground floor is a stylishly appointed cloakroom/WC, fitted with modern fixtures.

Upstairs, a bright landing with a rear window leads to two comfortable bedrooms, including the master bedroom, which enjoys direct access to the garden via an attractive stone staircase—perfect for morning coffee or quiet moments outdoors. The bedrooms are served by a sleek family bathroom, finished with a contemporary white suite including a bath with shower over.

EXTERNAL DETAILS

The garden grounds extend to the rear of property, and have been landscaped with ease of maintenance in mind with artificial lawn and a decking making for easy maintenance. A standout feature is the garden room, equipped with lighting and power—ideal for use as a home office or a versatile space for entertaining guests. The Bi-fold doors open up into the garden creating a great connection for summer bbq's or shelter from the rain. To the front there is parking for two cars adding convenience.

LOCATION

Positioned mid way between Duns and Coldstream, Swintonmill Barns has easy access to the wide range of amenities found within both of these towns. Coldstream also has a primary school whilst both primary and secondary schooling are available in Duns. The local village of Leitholm lies just a few miles distant and has a lovely village pub and restaurant whilst Berwick Upon Tweed is only thirteen miles to the East with excellent road and rail connections to Edinburgh, Newcastle and The South.

HIGHLIGHTS

- Modern home perfect for downsizers, or as a countryside escape
- Small exclusive development
- Easy reach of local amenities

- Semi rural position
- Very smartly upgraded family dining kitchen/open plan living area
- Modern bathroom fittings
- Modern Garden Room with Bi-Fold Doors

ACCOMMODATION SUMMARY

Entrance Vestibule, Hall, Lounge, Dining Kitchen, Shower Room, Master Bedroom with En-Suite Shower Room, Two Further Double Bedrooms and Family Bathroom

SERVICES

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

COUNCIL TAX

Band C

ENERGY EFFICIENCY

Rating C

DIRECTIONS

What3words gives a location reference which is accurate to within three metres squared. The location reference for this property is [///actual.tabloid.gobbling](https://actual.tabloid.gobbling)

VIEWING & HOME REPORT

A virtual tour is available on Hastings Legal web and YouTube channel - please view this before booking a viewing in person. The Home Report can be downloaded from our website www.hastingslegal.co.uk or requested by email enq@hastingslegal.co.uk

Alternatively or to register your interest or request further information, call 01573 225999 - lines open 7 days a week including evenings, weekends and public holidays.

PRICE & MARKETING POLICY

Offers over £240,000 are invited and should be submitted to the Selling Agents, Hastings Property Shop, 28 The Square, Kelso, TD5 7HH, 01573 225999, Fax 01573 229888 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.