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Shepherd's Cottage

Rigfoot, Duns, TD11 3SF





Nestled into the magnificent surroundings of the Lammermuir Hills, Shepherd's Cottage offers a perfect opportunity for those seeking a peaceful rural setting within a small, well established hamlet. The detached cottage enjoys fabulous views across the Ellemford Valley and whilst the rural setting would be perfectly suited to those seeking peaceful and tranquil surroundings, it is also conveniently close to Duns which is only a few miles distant and provides all day to day amenities as well as primary and secondary schooling. Edinburgh is well within commuting distance - around an hour's drive, which is bound to appeal to those looking to escape the hustle and bustle whilst still remaining well connected to the city.



The interior offers a seamless blend of old and new, with more traditional styling within the original part of the property whilst the more modern extension provides a lovely contemporary feel. Character features throughout include feature fireplaces and exposed wooden floor boards whilst more contemporary features include large windows, patio doors and en-suite bathroom facilities.

The gardens which extend around the property on all sides are thoughtfully landscaped with absolute privacy and a backdrop of open grass fields. Two detached log cabins, one with adjoining log store, come complete with light and power offering a number of possibilities, perhaps for home working or a studio space.

LOCATION

Ellemford is a small community with farms at Rigfoot and Ellemford divided by the river Whiteadder with hill land beyond and woodlands on the southern bank. Ideal walking country, the Southern Upland Way passes nearby en route from Longformacus to the hamlet of Abbey St Bathans where there is an artisan bakery and café. The Lammermuirs are one of the undiscovered treasures of Scotland and the area is an ideal base for country pursuits with opportunities for walking, horse riding and trout fishing on the River Whiteadder available nearby. Duns, the former County Town of Berwickshire, six miles southeast, provides primary and secondary schooling, a swimming pool and a number of small shops centred around the Market Square. The larger town of Berwick-upon-Tweed, a further 12 miles distant, lies on the A1 with main east coast rail links. Edinburgh is 38 miles to the west along the B6355 and A1.

ACCOMMODATION SUMMARY

Entrance Vestibule, Hallway, Lounge, Music Room/Study, Family Room with Dining Area, Kitchen, Utility Room, Three Double Bedrooms (Two En-Suite) and Family Bathroom. Fully Enclosed Gardens with Two Detached Log Cabin/Studio (One with Adjoining Log Hut) and Private Parking on Driveway.

KEY FEATURES

- Fabulous location with impressive far reaching views
- Only a few miles to Duns

- Commutable to Edinburgh
- Two Detached cabin/studio/home office
- Backdrop of open farmland
- Tranquil and peaceful surroundings
- Seamless combination of old and new

GROUND FLOOR ACCOMMODATION

With fabulous outlooks across the valley to the front, the lounge is a delightfully traditional room with exposed floor boards, picture rail and a feature log burning stove with floating mantle and press cupboard to the side. From the lounge there is access to the music room/study which is a versatile space, suitable for different uses. The useful utility room extends off whilst to the rear, the music room is open plan to the impressive family room/dining area. With patio doors to the side as well as a large triple window, this space is the real hub of the home, perfect for entertaining or family gatherings. The views over the gardens extend to the farmland beyond and the patio doors ensure a lovely connection to the outside space. The kitchen is adjacent and is presented in a lovely farmhouse style with a range of free standing units, walled storage and colourful tiled splashbacks. This room also benefits from direct access to the gardens. Usefully, one of the large double bedrooms is located on ground floor level; enjoying a similar open aspect to that of the lounge and featuring the original cast iron fireplace not to mention a very freshly presented en-suite shower room. The family bathroom adds a sense of luxury with a super roll top bath with shower over and marble effect tiled flooring. A large under-stair cupboard provides additional storage.

UPPER ACCOMMODATION

The turned staircase enjoys plenty of light thanks to the rear facing window over and leads to a pleasant landing area with two further bedrooms off. Both rooms are spacious double rooms with fantastic elevated outlooks to the front. Both feature dormer windows and original cast iron fireplaces whilst the larger of the two also has built in storage and a well-appointed en-suite shower room with a velux window.

EXTERNAL

The gardens have been thoughtfully landscaped with a variety of well-established plantings providing year round colour; these are incorporated

into decorative gravelled paths and borders with neat lawned areas to the front of the property and to the side of the studio. The decked terrace which lies immediately off the patio doors from the family room provides the perfect spot for summer dining and will enjoy the late summer sun well into the evening. A paved path meanders its way from the decking to the studio to the far corner of the rear garden whilst the driveway provides private parking. There is also a smaller second studio and adjoining log store with easy access from the door off the kitchen.

STUDIO/HOME OFFICE

The large detached timber studio is quietly nestled into the far corner of the rear garden; complete with light and power this is a perfect spot for those that require a peaceful home working environment or alternatively a studio space with plenty of light from the windows on two sides. Equally well suited as a hobby/craft/play room. A smaller studio is situated on the far side of the house, also with light and power, with an adjoining log store.

SERVICES

Mains water and electric. Oil central heating. Double Glazing. Private drainage. It should also be noted that the current vendors have a private broadband connection through Borderlink which gives an impressive connection speed of 28Mb; particularly useful for those that work from home.

VIEWING & MARKETING POLICY

To arrange a viewing contact the selling agents, Hastings Legal on 01573 225999. Offers are invited and should be submitted to the Selling Agents, Hastings Property Shop, 28 The Square, Kelso, TD5 7HH, 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. 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.



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