

LEGAL
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Edenbrook Lodge

Gordon, TD3 6JU





Enjoying an enviable and tranquil location overlooking the Eden Water; 'Edenbrook Lodge' is a superior barn conversion which has been sympathetically converted and cleverly designed to retain many original period features which marry seamlessly with the modern fixtures and fittings. The accommodation lends itself perfectly to family living with bright spacious accommodation which offers flexibility in its use, equally for those looking to run a Bed & Breakfast the internally layout would work well. Externally the property benefits from pleasant woodland edge gardens and ample parking. The position of Edenbrook Lodge is within approximately an hour's drive of Edinburgh, ideal for those looking for a quieter way of life away from the hustle and bustle but still within commuting distance.



LOCATION

Gordon village has a general store, church and pub together with an excellent small primary school with nursery which falls within the catchment area of the renowned recently completed Earlston High School. The nearby towns of Earlston and Kelso offer a good range of shops and services with Edinburgh no more than an hours drive.

ACCOMMODATION SUMMARY

Entrance Vestibule, Living Room, Dining Kitchen, Conservatory, Rear Hall, Cloakroom, Mezzanine Family Area/Sitting Room, Four Double Bedrooms (Two with En-Suite), Family Bathroom. Integral Garage. Parking and Gardens.

ENTRANCE

A gravelled driveway extends to the front of the property with ample space for several vehicles. The integral garage lies beyond.

GROUND FLOOR ACCOMMODATION

A fully glazed door with glazed side panel opens into a useful entrance vestibule with built-in cloak. The main living room is an impressive room of generous proportions. Featuring a vaulted ceiling with mezzanine sitting area above. French doors are set within a large arched gable window overlooking the Eden water and an exposed stone inglenook fireplace houses a cast iron multi fuel stove. The family dining kitchen is a lovely sociable space with a central breakfasting bar in addition to ample space for a family dining table and chairs which would be ideal for everyday use. The kitchen itself is fitted with an excellent range of shaker style wall and base units with solid oak work surfaces and stone tiled splashbacks. This room features exposed ceiling beams which ensures plenty of character which blends seamlessly with the modern fixtures and fittings. Adjoining the kitchen, the conservatory has been designed to make the most of the private setting and is glazed on two

sides with direct access to the gardens beyond. From the kitchen a rear hall leads off with windows overlooking the garden and allows access to the downstairs bedroom accommodation. Both bedrooms on the ground floor are well proportioned double rooms with good natural light, pleasant outlooks and built-in storage. Usefully both bedrooms benefit from en-suite facilities which are tastefully fitted with three piece suites including tiled shower cubicle, WC and pedestal wash hand basins.

UPPER ACCOMMODATION

The mezzanine family area/sitting room overlooks the living room below; this is an excellent area with plenty of space for sofas and a computer area if required. An upper hallway leads of the mezzanine area to the fourth double bedroom and the stylishly presented family bathroom. The master bedroom is a particularly spacious double room situated at the gable end of the property and as such enjoys excellent natural light thanks to the dual aspect dormer windows as well as a quirky low set side window.

INTEGRAL GARAGE

A wide integral garage features an up and over door to the front, a window to the side and high vaulted ceiling with exposed stone wall. The utility area provides a useful facility with plumbing and space for a washing machine, tumble dryer and freezer and an internal door allows access to the entrance vestibule.

EXTERNAL

An enclosed suntrap garden lies to the side of the property mainly laid to lawn with a high fenced surround ensuring good privacy. A paved patio provides the ideal spot for summer dining with an area of terraced gardens extending down to the Eden Water below.

SERVICES

Mains water, electricity and drainage. Double glazing. Oil fired under floor heating.

COUNCIL TAX

Band G

ENERGY EFFICIENCY

Rating D

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.





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