



2 Woodhead Farm Cottages

Ancrum, TD8 6TY



3 bed



1 public



2 bath

Charming Character Cottage Set Just Out With Popular Village Location - Perfect As A Holiday Home Or Downsizer.

Porch, Breakfasting Kitchen, Rear Hall, Utility Room, Bathroom, Inner Hall, Bedroom Two, Bedroom Three. First Floor Mezzanine With Living Room, Master Bedroom with Ensuite.



Positioned between the popular villages of Ancrum and Longnewton, 2 Woodhead Farm Cottages ticks all the boxes for an enviable and charming country home; with picturesque views, a peaceful plot and easy connections to civilisation. The property is incredibly spacious, with a flexible layout, three double bedrooms, and a host of quirky and original features. The garden provides further charm and is fully enclosed with plenty of space, privacy and a summer cabin – one not to be missed.

LOCATION

Woodhead lies just off the A68; taking the road for Sandystones and just a few miles from Ancrum. The village of Ancrum remains a popular choice for families and retirees alike; boasting a local pantry shop, pub and restaurant, highly regarded Primary school, and offering the perfect blend of country living while still being well connected to transport links being set just off the A68 - making it a well placed choice for the commuter. Further shopping facilities, medical centres and secondary schooling are available at nearby Jedburgh and Hawick, and the area benefits a great range of country pursuits with a village bowling green as well as local golf courses at Minto, Jedburgh and the Championship course at The Roxburghe. Ancrum is surrounded by beautiful rolling countryside, offering a quieter pace of life with an abundance of river walks, cycle routes and horse riding trails.

ACCOMMODATION LIST

Traditional Porch, Breakfasting Farmhouse Kitchen, Rear Hall, Utility Room, Bathroom, Inner Hall, Bedroom Two, Bedroom Three on Ground Floor. First Floor Mezzanine With Living Room, Master Bedroom with Ensuite.

HIGHLIGHTS

- **Location** – a haven of rolling countryside with open views and a perfectly peaceful position! Great lifestyle change but still easily connected via A68 just a few minutes' drive.
- **Features** – retained country features such as exposed beams, wood burning stoves, AGA style Rangemaster, roll top bath and striped original doors and floors.
- **Scope** – the layout is flexible and offers endless opportunity to personalise and adapt.

- **Garden** – enclosed country garden with summer cabin with multi fuel stove and electric, ideal for hobby or relaxation space.
- **Traditional stone built cottage** – the top of everyone's wish list and perfect as a starter or downsizer property, and an idyllic holiday home.

SERVICES

Mains electric; private water and drainage; oil fired central heating. Double glazed throughout. Solar panels.

ADDITIONAL INFORMATION

All floor and wall coverings, the integral appliances and garden sheds are included in the sale of the house.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY

Band E.

VIEWING AND 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.

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.