



2 St. Leonards Farm Cottages

Lauder, TD2 6RY



In a private countryside setting with excellent links to further towns and Edinburgh, and within the catchment for Earlston High School, this stylish and immaculate property is ideal for extension with a large garden to the side and rear offering exciting potential as a forever family home.



2 ST LEONARDS

Quietly positioned just 1 mile south of the popular village of Lauder, St Leonards is a picturesque and peaceful location offering a much coveted countryside lifestyle property - with a range of excellent amenities close to hand in the village, the property benefits swift transport links within easy commuter distance of Edinburgh via the A68 in under an hour.

The stone-built semi-detached cottage is set in a generous plot, with a large garden providing excellent scope to extend with the relevant permissions – previous outline planning has been granted, though has now lapsed. Having undergone complete renovation by the current owners, the accommodation is presented in fresh tones with quality finishings, and is immaculately maintained as is reflected in the Home Report.

With a neat gravelled frontage framed with colourful pots and plants, 2 St Leonards sits back from the farm road with private parking to the front, and a side access to the garden ideal for extension to the property or the erection of a garage. The main door opens to a welcoming and spacious reception hall, with an adjoining door to the bright lounge; a well-appointed space with double window to the front incorporating lovely window seat, and a feature open fire. The connecting dining kitchen sits to the rear with a garden view and is fully fitted with modern kitchen units and appliances, with plenty of space for dining furnishings and external door to the garden. The bathroom opens from the main hallway and is beautifully styled with an elegant rolltop slipper bath and complementing washhand basin and w/c, with stylish tiling, a modesty glazed window and a shower over the bath.

Upstairs, a carpeted stair and landing extends to the two bedrooms; both boasting exceptional proportions with elegant décor, original cottage doors, and a charming feature fireplace in bedroom one.

The garden makes this immaculate cottage ever more appealing; currently a blank canvas, the main section of the garden to the side and rear of the property is fully enclosed with timber fencing and

mature hedging, with a large section of lawn, gravelled patio, garden shed and a lovely woodland edge. The potential to landscape further or indeed extend the existing accommodation is bound to appeal to those buyers looking for a forever home in the central borders.

LOCATION

St Leonards is positioned some just 1 mile south of Lauder, opening from the A68 at the sign post for the hamlet of Boon – and is an area surrounded by beautiful Borders landscape synonymous with country life. There is a public and school bus stop service at the road end. Lauder is a charming village and a firm favourite with families and retirees alike; benefitting from an excellent position for commuters via the A68, and within the catchment for the renowned Earlston High School - one of the best performing secondary's in Scotland. The village of Lauder itself has a host of excellent amenities; from independent retailers including fruit and vegetable shop, butchers, baker, restaurants and cafes, to excellent sporting facilities including golf course, tennis club and a strong horse riding community.

HIGHLIGHTS

- Excellent countryside location
- Within an hour of Edinburgh
- Beautifully maintained family accommodation as reflected in Home Report
- Scope to extend
- Large garden
- Retained features
- Peaceful position
- Potential as Holiday Home

ACCOMMODATION SUMMARY

Entrance Hall, Lounge, Dining Kitchen, Luxury Bathroom, In-Built Storage, Two Double Bedrooms. Large Enclosed Garden with Parking.

ADDITIONAL INFORMATION

All floor and wall coverings and integral appliances are included in the sale. 81 sq m. Built approx. 1900.

SERVICES

Mains electricity. Private drainage and water. Oil Fired Central Heating supplemented by Open Fire. Full Double Glazing.

COUNCIL TAX

Band B.

ENERGY EFFICIENCY

Band E.

MEASUREMENTS

See Floorplan.

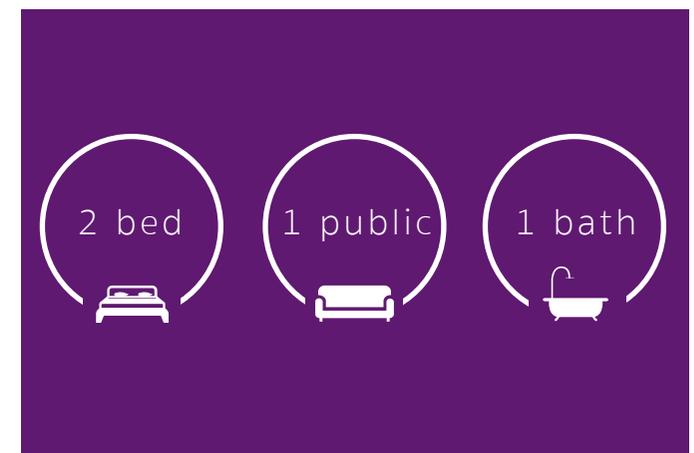
VIEWING

A virtual tour is available on Hastings Legal - YouTube. Please view this before booking a personal viewing. The Home Report can be downloaded from our website www.hastingslegal.co.uk or requested by email enq@hastingslegal.co.uk. Alternatively, or to request further information, call 01573 225999 - lines open 7 days a week including evenings, weekends and public holidays.

MARKETING POLICY

Offers over £220,000 are invited and should be submitted to the Selling Agents, Hastings Property Shop, 28 The Square, Kelso, TD5 7HH, 01573 225999, Fax 01573 229888 or 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.

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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