

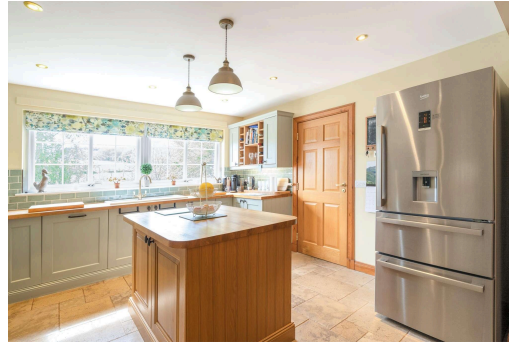
Pinnacle Burn Cottage



## Pinnacle Burn Cottage

Near Ancrum, TD8 6UP

Offers Over £750,000



Pinnacle Burn Cottage is a standout property idyllically positioned in the heart of rolling countryside, just two miles from the charming village of Ancrum. The setting offers restorative views, an immaculate architect designed property and enviable home equestrian facilities - the epitome of country living.



Set in a fantastic plot with views across the front elevation to the Eildons and rolling countryside to the rear; the location is a short drive to the linking A68 for north and south connections, making it work effortlessly for modern requirements of work, schooling and further amenities - with quick access to Ancrum, St Boswells and Jedburgh.

With a generous driveway and mature hedging providing screening and privacy, this modern home is bright and well-proportioned throughout, with the ground floor extending to an elegant country kitchen with solid timber cabinetry, feature Range Master, island unit and ample space for dining furnishings - there's even a super view of the private grazing from the kitchen window. An adjoining utility room with in-built storage and stable door to the garden is a must have for any rural lifestyle, and plumbing remains to reinstate a cloakroom w/c if required. The living room enjoys a super dual aspect with focal multi fuel stove and French doors to the garden. Across the hall the master suite is spacious with a choice of integrated storage and a generous ensuite shower room, with a second double bedroom also on this level, and serving equally well as a home office. Upstairs, there are two further double bedrooms, a single bedroom currently a snug, and the family bathroom.

The external space is a fantastic complement to the accommodation and location; with a beautifully mature wrap around garden leading peacefully down to the burn, landscaped sections include a patio with summer house ideal for entertaining, well kept level stretch of lawn, decked terrace, fruit trees and mature planting professionally landscaped. There is also a large garage and further timber garage for garden and gym equipment.

The equestrian facilities are second to none and rarely available, particularly in such a central location. With approximately 4 acres, there is grazing, a dry paddock, four stable block, tack room, feeding room, planted orchard, parking and turning for horsebox and endless hills and fields to explore - truly any horse lovers dream.

## LOCATION

Ancrum offers the epitome of quintessential Scottish village life; set

against a rolling countryside backdrop, the well-kept rows of characterful properties surrounding the village green have endless charm, with the village itself boasting excellent amenities set just off the A68 - with a shop and well regarded primary school, it has a community feel at its heart while catering ably for modern requirement.

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 Schloss.

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 SUMMARY

Ground Floor; Entrance Vestibule, Hallway, Living Room, Kitchen Dining Room, Utility Room, Bedroom with Ensuite Shower Room and One Further Bedroom. First Floor Landing, Two Bedrooms, a Bedroom/Study and a Bathroom

## HIGHLIGHTS

- Edge of Village- Country Location
- Stunning Aspect & Outlooks
- Equestrian Facilities including Grazing, Stabling, Shelter & Storage
- Immaculate Accommodation
- Ground Floor Ensuite Bedroom
- Large Wrap Around Garden
- Large Drive, Garages and Summerhouse

## SERVICES

Mains electric, water. Private drainage. Calor Gas hob.

## ADDITIONAL INFORMATION

All integrated appliances and the fitted floor and wall coverings, blinds and curtain poles are included in the sale of the property.

## COUNCIL TAX

Band G.

## ENERGY EFFICIENCY

Band C.

## TENURE

Freehold

## 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](http://www.hastingslegal.co.uk) or requested by email [enq@hastingslegal.co.uk](mailto: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 £750,000 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](mailto: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.



