



## Crooks Farmhouse South

Coldstream, TD12 4LR

£1,350pcm







Charming Countryside  
Retreat with Modern  
Comforts.



Charming Countryside Retreat with Modern Comforts.

CROOKS FARMHOUSE SOUTH

Crooks Farmhouse is a charming, traditional stone-built property nestled within the scenic grounds of the Hirsal Estate, just outside the historic town of Coldstream. This beautifully presented farmhouse offers generous living space, period character, and stunning rural surroundings, making it an ideal home for families, couples or professionals seeking a peaceful countryside lifestyle.

LOCATION

Positioned just a short drive from Coldstream High Street, often celebrated as the gateway to Scotland and beautifully set along the banks of the River Tweed, this location offers an exceptional lifestyle enriched by natural beauty and local charm. Residents can enjoy scenic riverside walks and explore the expansive grounds of The Hirsal Estate, which offers tranquil trails, woodland paths, and a range of outdoor pursuits. For those with a passion for sport and recreation, the area features tennis courts, horse riding opportunities, and world-class fishing on the River Tweed. The surrounding region is a haven for nature lovers, with direct access to walking routes throughout Northumberland National Park and unspoiled beaches along the breath taking Berwickshire coastline. Coldstream itself provides a welcoming community atmosphere and excellent everyday amenities, including a well-regarded primary school, convenient access to secondary schooling, and a selection of local shops and services. With Berwick-upon-Tweed's mainline rail station just 20 minutes away, residents benefit from straightforward commuting to both Edinburgh and Newcastle, making this location a perfect blend of rural tranquillity and modern connectivity.

ACCOMMODATION SUMMARY

Entrance Vestibule, Lounge, Dining Room, Breakfasting Kitchen, Utility Room, Downstairs WC, 4 Double Bedrooms (Master en-suite), Upstairs WC & Family Sized Bathroom.

ACCOMMODATION

This attractive detached farmhouse is set within the peaceful and

picturesque Hirsal Estate, accessed via a gravel driveway that offers ample off-road parking. The charming traditional stone façade is enhanced by original sash windows and timeless stonework, while a central entrance door is framed by mature hedging and trees, affording both privacy and kerb appeal. A generous front garden provides an inviting outlook with space for outdoor seating, dining, or children's play. Step inside to a welcoming entrance hall featuring original timber doors and elegant period detailing. Bright and spacious, the hallway sets the tone for the rest of the home, traditional in character yet highly practical in layout. The ground floor benefits from two sizeable, light-filled reception rooms, both positioned at the front of the house. Each room features large sash windows overlooking the garden, newly fitted plush carpets, and calming neutral décor. Period-style fireplaces add a touch of heritage charm and serve as stunning focal points, making both rooms ideal for cosy evenings or entertaining guests. At the heart of the home is a generous farmhouse kitchen that beautifully balances traditional styling with modern practicality. Fitted with a range of timber base and wall units, ample worktop space, and an integrated oven and hob, the kitchen is perfectly equipped for family living. The adjoining dining area enjoys dual-aspect windows with views over the rear garden, making it a light and sociable space for daily meals or informal gatherings. A practical utility room sits just off the kitchen, providing additional space for appliances and laundry, along with fitted cabinetry for further storage. This area also includes a convenient downstairs WC, ideal for busy households and guests. Upstairs, a wide and airy landing gives access to four generously sized bedrooms and two bathrooms. The principal bedroom enjoys dual-aspect windows with lovely countryside views, and is tastefully presented in soft neutral tones with a newly laid carpet. The accompanying en-suite includes a corner shower cubicle, WC, and hand basin for added convenience and privacy. The second double bedroom continues the high standard of finish, enjoying ample natural light and views of the garden, ideal as a guest bedroom, family room, or even a home office. Two further double bedrooms also benefit from bright, neutral décor and offer flexible accommodation for a growing family or visiting guests with the use of a WC. The family bathroom is well appointed with a traditional three piece suite comprising a bath with modern glass screen and overhead shower,

pedestal basin, and WC. A large window brings in plenty of light, while tasteful finishes and neutral wall coverings give the space a timeless elegance.

EXTERNAL

To the rear, the property opens onto an expansive private garden, predominantly laid to lawn and framed by mature hedging and established trees. This beautifully secluded outdoor space offers complete privacy, perfect for children, or relaxed al fresco entertaining, while uninterrupted views over open countryside provide a truly idyllic backdrop to everyday life with stunning country walks with a calm and peaceful surrounding.

COUNCIL TAX

Band F

ENERGY PERFORMANCE CERTIFICATE

Rating E

LANDLORD REGISTRATION NUMBER

35908/355/25570

SERVICES

Mains Electric, Oil Fired Heating & Double Glazing. (Water and drainage are supplied by the Hirsal Estate and are billed separately.)

ADDITIONAL INFORMATION

Rent £1,350 per calendar month, in addition to Council Tax & Utilities. (Water and drainage are supplied by the Hirsal Estate and are billed separately)

One month's deposit is required and references are obtained for the successful applicant through VisionPlus Referencing.

An application form must be completed before a viewing will be booked and will be subject to eligibility criteria.





