



Cherrytree Cottage Offers Over £160,000

Whitsome, TD11 3NB



1 bed



1 public



1 bath



A Charming Chocolate Box Cottage Providing Tastefully Upgraded Interiors And Surprisingly Large South Facing Rear Garden With Decked Dining Terrace

Entrance Hall, Lounge, Breakfasting Kitchen, Rear Hall, Utility/Cloakroom, Double Bedroom And Shower Room



Cherrytree Cottage is a particularly attractive C Listed end terrace sandstone dwelling. Offering thoughtfully upgraded interiors that have been well considered to provide a modern well equipped home packed with period charm and personality.

A particular highlight of Cherrytree Cottage is unquestionably the large garden to the rear; with a sunny southerly aspect, the garden has been cleverly re-landscaped and includes a perfectly placed decked seating area which captures the far reaching views to the Cheviots in the distance.

The light filled accommodation provides a lovely blend of old and new; on the ground floor the cosy lounge is the perfect space to relax and unwind with the exposed stone work and ceiling beams providing lots of character. Extending towards the rear is the recently refitted contemporary kitchen including a breakfasting bar and a great range of cabinetry. The rear hall gives direct access to the garden whilst the useful utility room complete with WC and wash hand basin provides a valuable practical space.

The large double bedroom extends across first floor level with elevated outlooks to the surrounding countryside. Recently added storage makes great use of available space whilst the en-suite shower room is tastefully appointed.

Cherrytree cottage serves as a perfect weekend bolt-hole or main residence for those seeking a characterful home in a quiet and established Berwickshire village with easy connections to neighbouring towns.

LOCATION

Whitsome; a well-established settlement within the heart of Berwickshire.

- Amenities: The village has a very active and well used village hall, small village shop and post office
- Schooling: The local primary school and early learning facility is in nearby Swinton (3 miles) and the secondary school is the Berwickshire High School, Duns (7 miles)
- Population: Approximately 120
- Transport connections: Whitsome is well connected by road to neighbouring towns and villages. Edinburgh lies around 45 miles north west via the A1 and the local East Coast rail connection can be found at Berwick Upon Tweed (11 miles)

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HIGHLIGHTS

- Chocolate box cottage
- Large cottage style gardens
- Open southerly aspect
- Tastefully upgraded interiors
- Blend of old and new
- Quiet village setting

ACCOMMODATION SUMMARY

Entrance Hall, Lounge, Breakfasting Kitchen, Rear Hall, Utility/Cloakroom, Double Bedroom and Shower Room

SERVICES

Mains water, electricity and drainage. Electric heating. Double glazing.

COUNCIL TAX

Band A

ENERGY EFFICIENCY

Rating E

TENURE

Freehold

VIEWING & HOME REPORT

A virtual tour is available on Hastings Legal web and YouTube channel - please view this before booking a viewing in person. The Home Report can be downloaded from our website www.hastingslegal.co.uk or requested by email enq@hastingslegal.co.uk Alternatively or to register your interest or request further information, call 01573 225999 - lines open 6 days a week including evenings, weekends and public holidays.

MARKETING POLICY

Offers over £160,000 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.