

LEGAL  
HASTIN & S



## Burndale House

Auchencrow, TD14 5LS

Offers Over £320,000





A charming and characterful home set onto the edge of this pretty Berwickshire village amidst stunning open countryside and within easy reach of onward travel connections



Burndale House is a charming detached home situated on the edge of this well-established Berwickshire village, enjoying open countryside right on its doorstep. The village itself benefits from a highly regarded pub and restaurant, which serves as a popular focal point for this welcoming and vibrant community.

Recently enhanced through a comprehensive programme of redecoration, along with the installation of replacement windows to the front elevation, this attractive three-bedroom property presents an excellent opportunity to acquire a characterful period home in a peaceful village setting.

Ideally positioned close to the renowned Berwickshire coastline and benefiting from excellent transport connections, including the East Coast Main Line at nearby Reston just a few miles away, the location offers the perfect balance of rural tranquillity and accessibility. It is an enviable choice for those seeking a lifestyle alternative to the pace of city living.

To the rear, the particularly private gardens enjoy an idyllic outlook over open farmland, with far-reaching views across the surrounding countryside. Offering plenty of space for families, keen gardeners, or those looking to create their own outdoor haven, the grounds provide exciting potential for further landscaping.

Inside, the home retains a wealth of character and offers well-proportioned accommodation throughout. The ground floor is centred around generous and sociable living spaces, including a traditional sitting room and a spacious family dining kitchen, ideal for both everyday living and entertaining. A practical utility room and cloakroom add further convenience to the rear of the property.

A split-level staircase extends to the first floor, where three bright and comfortable bedrooms are positioned to the front of the house. Bedrooms one and two enjoy pleasant village views and excellent natural light, while a well-appointed four-piece family bathroom is located to the rear

### HIGHLIGHTS

- Characterful detached home
- Edge of village location
- Recent upgrades include replacement windows
- Pretty cottage style garden
- Established community with local village pub
- Good onward travel connections
- Private Off Street Parking

### ACCOMMODATION SUMMARY

Entrance Hall, Sitting Room, Family Dining Kitchen, Utility Room, Cloakroom, Three Bedrooms and Bathroom.

### SERVICES

Mains water, electricity and drainage, Oil central heating

### COUNCIL TAX

Band D

### ENERGY EFFICIENCY

Rating E

### ADDITIONAL INFORMATION

The sale shall include all carpets and floor coverings, light fittings, kitchen fittings and bathroom fittings.

### 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 £320,000 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.



