

HASTIN^{LEGAL}&S



47 Main Street

Swinton, TD11 3JJ

Offers Over £410,000





With a charming period frontage, this exceptional home offers bright and versatile accommodation - with a choice of public rooms including a garden room extension overlooking the professionally landscaped garden, the property is set in the heart of the village with the large plot backing onto rolling countryside - making it the perfect home for any family.



47 MAIN STREET

Set in the heart of the village and lying just off the village green, 47 Main Street is a most deceptive period home. Offering a particularly versatile internal layout and generous room proportions, the accommodation extends over three floors providing all the space and flexibility for modern family life.

There are many aspects to this property which are not apparent from first impressions, namely the impressive and cleverly designed first floor garden room extension to the rear. This contemporary and light filled space blends well with the more traditional aspects elsewhere in the home, commands a super outlook and provides seamless access to the landscaped gardens beyond.

The choice of living spaces continues with the homely lounge complete with log burning stove and the modern family dining kitchen which is a sociable space complete with central dining island, ideal for family gatherings.

For those who work from home, a dedicated office provides a quiet work space, with a ground floor shower room just along the hallway whilst the workshop/large store room with its own external access provides a flexible space, suitable for a variety of uses depending on preference.

The bedroom accommodation extends over two floors; on the first floor is the master bedroom which benefits from excellent storage and a dual aspect taking in views of the village green, plus two further double bedrooms and a most impressive family bathroom of luxurious proportions and fitted with a four piece suite. Another two spacious attic rooms provide flexibility either as additional bedrooms, teenage hangouts or workspace.

The property occupies a sizeable plot with the fully landscaped gardens extending to the rear. Having been designed for easy maintenance the outside spaces are laid with attractive chips and pebbles with a selection of established plantings and well considered seating areas throughout. A sheltered sun trap patio which can be

accessed from the garden room provides the perfect spot for morning coffee whilst a selection of sheds and outhouses provides valuable external storage.

This property also benefits from valuable parking solutions, with a single garage to the front and double driveway complete with EV charging point. Vehicular gates to the rear of the garden could provide an additional parking space with access from the lane at the rear. 47 Main Street has been a happy family home for many decades and provides a enviable opportunity for those seeking the same; with the peaceful village setting ensuring quiet surroundings, and with the local primary school only a short stroll from the property.

LOCATION

Swinton is a pretty Berwickshire village located midway between Coldstream and Duns, centred around a traditional village green.

- Amenities: The village benefits from a popular village pub and restaurant, an active village community hub within the former Parish Church as well as a primary school. A wider range of day to day amenities are available in Duns (6 miles) and Coldstream (6 miles)
- Schooling: Swinton has its own primary school and early learning facility. Secondary schooling is at the Berwickshire High School, Duns
- Population: Approximately 220
- Transport connections: Swinton 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

- Impressive garden room extension
- Low maintenance landscaped gardens
- Modern family dining kitchen
- Luxurious bathroom
- Home working solutions
- Ample private parking
- EV charging points
- Peaceful village setting

ACCOMMODATION SUMMARY

Lounge, Dining Kitchen, Home Office, Shower Room, Workshop/Store, Garden Room, Five Double Bedrooms and Bathroom. Garage.

SERVICES

Mains water, electricity and drainage, Double glazing. LPG central heating

COUNCIL TAX

Band E

ENERGY EFFICIENCY

Band F.

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 £410,000 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.



