



2 Butterdean Cottage

Offers Over £170,000

Grants house, TD11 3RS



2 bed



1 public



1 bath

A Charming Country Cottage Boasting A Picturesque Rural Setting Whilst Retaining Excellent Local Commuter Links - An Ideal Alternative To City Living

Lounge, Dining Kitchen With Pantry, Two Bedrooms And Bathroom. Large Floored Attic



Located in the heart of rolling Berwickshire countryside, 2 Butterdean Farm Cottages offers a perfect blend of country life and convenience; boasting easy access to open countryside, the local coastline as well as excellent city commuter links via the East Coast rail-line with local stations at Reston and Dunbar, plus the A1 trunk road which is less than two miles away.

This end terrace cottage occupies a sizeable double plot providing a larger than average garden – perfect for those seeking the good life with ample opportunities to grow produce etc, or simply those looking to create a fabulous family friendly space.

A much loved home for over twenty years, the property offers a wealth of period charm and character, and with a sizeable, floored attic, there are obvious opportunities to further extend the accommodation if desired.

A cosy lounge with ceiling beams and feature stove is the heart of this home; two large windows to the front command a lovely aspect over the gardens beyond. Leading off the lounge to the rear is a well appointed dining kitchen, complete with very useful walk in pantry. From here a pull down staircase gives access to the large fully floored attic which is currently configured into two rooms with velux windows to the front.

Two bedrooms lie to either end of the cottage, both boasting a garden outlook, lots of natural light and each featuring an original fireplace. The bathroom lies towards the rear of the cottage with a shower over the bath.

With open fields as a backdrop, the cottage style gardens have been lovingly landscaped to provide an array of colour and interest. With well stocked beds and borders, lawned areas and paths that meander through to the side section with incorporates an area of woodland. The caravan currently sited within the wooded section provides a tranquil seating area, and will be included in the sale. Towards the rear of the cottage a stone built outhouse/former byre currently provides storage but could offer some exciting opportunities for further development.

## LOCATION

Grantshouse; a perfect commuter village, accessed off the A1 with easy access to local countryside and coastal attractions.

- Amenities: All day to day amenities can be found in nearby Eyemouth (10 miles) or Dunbar (12 miles)
- Schooling: The local primary school is Reston (6 miles) and the secondary school is Berwickshire High School, Duns (9 miles)
- Population: Approximately 250
- Transport connections: Grantshouse benefits from excellent transport links, with easy access to the A1, Edinburgh is around 40 miles by car. Local train connections are available at Dunbar, Reston and Berwick Upon Tweed.

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## HIGHLIGHTS

- Open Countryside setting
- Excellent local city commuter links
- Easy access to country and the local coastline
- Charming cottage on a double garden plot
- Large floored attic with conversion potential
- Former byre with development potential

## ACCOMMODATION SUMMARY

Lounge, Dining Kitchen with pantry, Two Bedrooms and Bathroom. Large floored attic

## SERVICES

Mains electricity. Double glazing. Private drainage and water. Oil central heating

## 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](http://www.hastingslegal.co.uk) or requested by email [enq@hastingslegal.co.uk](mailto: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 £170,000 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.