

HASTIN^{LEGAL}&S



31 High Street

Ayton, TD14 5QW

Offers Over £290,000





Set in the very heart of the village, this deceptively spacious period townhouse offers an exceptional blend of character, versatility, and lifestyle appeal, just moments from local amenities, coastal attractions, and excellent commuter links.



Set in the heart of the village, this traditional townhouse offers more than meets the eye; with accommodation extending over three floors, a lovely private rear garden and an extensive workshop/garage, this pretty period home will suit a range of buyers and is well placed for village life whilst benefitting from great commuter links and easy access to all local coastal attractions.

For families or those who like to entertain the large dining kitchen to the rear is a valuable space; with proportions big enough to accommodate dining as well as informal lounging and with a seamless flow to the garden grounds beyond. The kitchen area has been tastefully upgraded in a neutral colour palette and includes a fantastic range of cabinetry complete with granite worktops. Good functionality is provided by the adjoining utility room in addition to a well planned ground floor wet room. The period charm of this property is no more apparent than in the main sitting room; a particularly homely room with deep sill, low level windows and a feature fireplace housing a cosy multi fuel stove.

The bedroom accommodation has been reconfigured in recent years to provide a luxuriously proportioned master room; originally two separate rooms that were combined, this space now provides room for a sunny seating area in front of the window as well as a dressing area. With lots of natural light and two original feature fireplaces, this is a relaxing space which could easily be divided back into two again if preferred. The current second bedroom enjoys a lovely garden outlook and benefits from built in storage, conveniently located opposite the main family shower room.

Finally, the converted attic provides an additional large bedroom with extensive built in storage and dual aspect windows.

31 High Street is located just a few doors along from the prominent Clock Tower which provides an interesting and unusual backdrop to the garden. Having been thoughtfully landscaped and well stocked, the garden is a lovely sheltered space, currently comprising of decorative chipped areas, plenty of herbacious plantings and productive raised vegetable plots. From here there is pedestrian access to the large

workshop/garage which houses solar panels on the roof and which does have additional access from The Crofts at the rear.

LOCATION

Ayton: A small, established village close to the east coast, instantly recognisable thanks to its impressive Baronial red sandstone castle.

- Amenities: Within the village is a well-equipped village shop with a full range of every day amenities available in nearby Eyemouth (2 miles)
- Schooling: The village has a primary school and is within the catchment for Eyemouth High School.
- Population: A population of approximately 600
- Transport Connections: Lying approximately fifty miles south east of Edinburgh, Ayton lies just off the A1 trunk road which gives excellent road connections to the north and south. Local East Coast rail connections are available at nearby Reston (3 miles) and Berwick Upon Tweed (8 miles) What3words ///joyously.fizzled.farmer

HIGHLIGHTS

- Popular village location
- Large family dining kitchen extension
- Cosy lounge with log burner
- Adaptable bedroom accommodation
- Sheltered garden with Clocktower backdrop
- Large workshop/garage with solar panels

ACCOMMODATION SUMMARY

Entrance Hall, Lounge, Family Dining Kitchen, Utility Room, Wet Room, Three Double Bedrooms and Shower Room. Garden. Large Workshop/Garage

SERVICES

Mains services. Double glazing. Gas central heating.

COUNCIL TAX

Band D

ENERGY EFFICIENCY

Rating C

TENURE

Freehold

VIEWING & HOME REPORT

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 or requested by email enq@hastingslegal.co.uk. Alternatively, or to request further information, call 01573 225999 - lines open 6 days a week including evenings, weekends and public holidays.

MARKETING POLICY

Offers over £290,000 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.



