



Southbank

Ayton, TD14 5QL

Offers Over £290,000



4 bed



3 public



2 bath



Offering A Wealth Of Exciting Opportunities With Its Sizeable Period Accommodation, Extensive Double Storey Outhouse To The Rear And Secluded Walled Garden

Lounge, Kitchen, Dining Room (Former Post Office), Rear Hall, Family Room/Bedroom, Wet Room And Utility Room. Four Double Bedrooms And Bathroom



Located in the heart of the village, this substantial period home offers much more than first impressions may imply.

Having once served as the village post-office, this attractive stone building provides sizeable accommodation with the benefit of a modern rear extension. As you would expect from a property of this nature, the internal proportions are generous and offer an exciting opportunity for those seeking a DIY or development project with scope to create a truly wonderful family home.

The configuration is well laid out to provide good flexibility and a number of well considered upgrades have already been installed such as the air source heating and solar panels.

The outside space continues to surprise; an extensive former bakery lies to the rear complete with original ovens from the 1800's which make for a fabulous feature. This double storey structure has been used latterly as storage but offers wonderful potential for further development and can be accessed from the main house, through the adjoining archway and from the rear garden.

Beyond the former bakery, steps lead up to an enchanting partially walled garden; perfectly tucked away and private this sheltered space is a great find for families or gardening enthusiasts with scope to landscape further. Gated access lies to the rear from 'The Crofts'

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)

HIGHLIGHTS

- Exciting potential for modernisation and further development
- Sizeable period home with modern extension
- Extensive double storey outbuilding
- Private walled gardens
- Air source heating
- Solar panels

ACCOMMODATION SUMMARY

Lounge, Kitchen, Dining Room (Former post office), Rear Hall, Family Room/Bedroom, Wet Room and Utility Room. Four Bedrooms and Bathroom

SERVICES

Mains water, electricity and drainage. Double glazing. Air source heating. Prior to the air source heating, the property was served by gas heating. Solar panels.

COUNCIL TAX

Band D

ENERGY EFFICIENCY

Rating D

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 7 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.