HASTIN&S LEGAL

1 Maines Farm Cottage

Offers Over £150,000

Chirnside , TD11 3LD

PROPERTY & LEGAL

2 bed

1 public

1 bath

A Period Country Cottage Boasting Fabulous Far Reaching Views Whilst Positioned Within Easy Reach Of All Village Amenities Within Chirnside

Boot Room/Utility, Kitchen, Lounge, Shower Room And Two Double Bedrooms

Set on the periphery of Chirnside village, 1 Maines Farm Cottages offers a rare combination; a peaceful countryside setting with far reaching panoramic views, within walking distance of the village and all local amenities.

Located to the end of this small traditional terrace the cottage benefits from surrounding garden grounds and parking space.

With good internal proportions, a modern kitchen and recently redecorated interiors, the cottage is perfectly suited as a main residence or weekend retreat. There are also easy opportunities for a purchaser to add their own stamp if desired with scope to further enhance the garden grounds also.

The ground floor is accessed via a very useful boot room/utility space – a must for life in the country. From here extends a modern kitchen which commands open countryside views, whilst the lounge to the rear enjoys a sheltered aspect whilst offering good proportions and featuring a large log burning stove to one wall. A three-piece shower room completes the lower accommodation.

From the first floor landing there are two light filled double bedrooms, one to the rear and the other to the front making the most of the views.

An area of garden extends to the side and can be accessed directly from the cottage. Fully enclosed and with good privacy the gardens offer a chance to further landscape if desired. An additional area of garden lies to the front on the far side of the private parking space; this area is currently laid to lawn and really captures the setting and views perfectly with ample room for the addition of a summer house or outside entertaining space

LOCATION

Chirnside is a scenic Berwickshire village, set in an elevated position commanding open views towards The Cheviots in the south.

• Amenities: The village benefits from an excellent range of daily amenities including a local Coop, Newsagents and Post Office, village pub, garage and takeaway.
• Schooling: There is a primary school in the village and Is in the catchment area for Berwickshire High School at nearby Duns
• Population: a population of approximately 1700
• Transport Connections: The village lies approximately forty miles south east of Edinburgh, with easy access to the A1 allowing easy travel both north and south. Local train connections on the main East Coast rail-line are available at Reston (5 miles) and Berwick-upon-Tweed (10 miles away) Local public transport services provide regular connections to neighbouring towns and villages What3Words ///sometimes.steep.curly

HIGHLIGHTS

• Country setting close to local amenities
• Far reaching open views
• End terrace with direct access to private garden
• Additional garden ground to the front
• Private parking

ACCOMMODATION SUMMARY

Boot Room/Utility, Kitchen, Lounge, Shower Room and Two Double Bedrooms

SERVICES

Mains water and electricity. Private drainage .Solid fuel heating. Double glazing.

COUNCIL TAX

Band B

ENERGY EFFICIENCY

Rating E

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 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 £150,000 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.