



## Auburn Cottage

Offers Over £180,000

Grantshouse, TD11 3RR



2 bed



2 public



2 bath



Set Into A Private And Extensive Woodland Edge Plot, Auburn Cottage Is A Traditional Period Dwelling In A Lovely Location With Easy Access To The Surrounding Coastal And Country Attractions; Local Transport Links In The Area Make It An Ideal Choice For Commuters





Auburn Cottage Occupies a particularly generous plot; with an extensive woodland edge garden extending to the rear this property really does offer an excellent lifestyle opportunity with the grounds lending themselves to those looking to grow vegetables, keep chickens or simply seeking to create a wonderful environment for young family.

This semi detached cottage is thought to have been two separate dwellings which have been combined to provide one well-proportioned and highly versatile home; both staircases are still in situ.

Presented in good order throughout Auburn Cottage still presents opportunities for a purchaser to make their own changes and upgrades; the layout could lend itself to further reconfiguration and there is ample surrounding space for further extension if desired.

Set well back from the A1, the property enjoys a pleasant position and has easy access to the local coastal and countryside attractions in the area. Good commuter links by road and rail also cater for those seeking an alternative to city living.

The ground floor accommodation offers good flexibility with two public rooms together with a galley style kitchen and conservatory beyond overlooking the gardens. A shower room and separate WC also lie on the ground floor. The first floor hosts two restful double bedrooms, each accessed independently via the two separate staircases.

## LOCATION

Grants house is a quiet Berwickshire village, accessed off the A1 just ten miles north of the harbour town of Eyemouth, where there is a high school, and some eight miles from the lovely village of Coldingham which has great local amenities with a primary school, play-park, community hall and doctor's surgery. Coldingham Priory is steeped in history and the fantastic 'Blue Flag' Coldingham Beach is a local attraction for surfers and holiday makers. A short distance north is the village of St Abbs where there is a wonderful Nature Reserve and Bird Sanctuary. The cliff top walk from Coldingham to St. Abbs is simply stunning and is highly recommended. The area also boasts some of the best diving in the UK and attracts divers from all over the world

What3words location reference ///warblers.thankful.books

## HIGHLIGHTS

- Extensive woodland edge plot
- Great lifestyle opportunity
- Versatile interior
- Opportunities for upgrading and reconfiguration
- Space for extension
- Excellent commuter links

## ACCOMMODATION SUMMARY

Entrance Hall, Sitting Room, Lounge/Family Room, Kitchen, Conservatory, Shower Room, Cloakroom and Two Double Bedrooms. Detached Timber Garage and Private Parking. Extensive Gardens,

## COUNCIL TAX

Band C

## ENERGY EFFICIENCY

Rating G

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

## PRICE & MARKETING POLICY

Offers over £180,000 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.