

HASTIN<sup>LEGAL</sup>&S



Commercial

The Old Police House

Lennel Road, Coldstream, TD12 4AX

Offers Over £110,000







Where history meets opportunity! An exceptional opportunity to own a piece of Coldstream's rich history. This former Police Station is steeped in heritage and local character providing the perfect versatile development opportunity to convert into a stunning private residence or holiday home.



## THE OLD POLICE HOUSE

Set in the heart of the picturesque village of Coldstream, this distinctive 19th century stone built former police station presents a rare chance to own a piece of history.

Being positioned just over the Scottish Border in an area surrounded by scenic beauty and with the River Tweed running in parallel, The Old Police House is ideal for conversion. Whether as a residential, commercial, or mixed-use dwelling, the building itself offers excellent scope for an enthusiastic developer, subject to planning, providing an opportunity to own a piece of Coldstream's rich history.

The former Police Station is steeped in heritage and local character providing the perfect versatile development opportunity to convert into a stunning private residence, holiday home, or separate into apartments. Set in the corner of the town, the property is certainly one of a kind and would suit those experienced developers looking to create a home or income stream in a vibrant area.

## LOCATION

Coldstream itself is well known as the gateway to Scotland and is set on the banks of the River Tweed with beautiful walks along the riverside and in the nearby Hirsell Country Estate. Local sports include tennis courts, horse riding paths and fishing on the Tweed. It also provides easy access to large variety of walks within the Northumberland National Park and lovely unspoilt beaches on the Berwickshire coast. Coldstream town offers a good primary school and easy access to secondary schools, a variety of shops and is well placed for easy commuting to both Edinburgh and Newcastle via the mainline station at Berwick upon Tweed only 20 minutes away. Private Schooling located just outside Berwick via Longridge Towers.

## HIGHLIGHTS

- Central Location
- Historic Building
- Impressive Traditional Architecture
- Full ownership with no onward chain
- Flexible Internal Layout
- Development Potential (Subject to planning)
- Two-storey layout with spacious rooms throughout

## EXTERNAL DETAILS

The building comes with secure grounds in the form of a walled rear courtyard providing private access offering security and privacy. Parking for the building comes in the form of the use of a double garage / workshop, as well as direct parking to the front of the garage doors on the main street.

## SERVICES

Mains Water, Drainage and Electricity

## ENERGY EFFICIENCY

Rating E

## TENURE

Freehold

## ADDITIONAL INFORMATION

Approx 131sq m. Not eligible for residential mortgage. Scottish Assessors Association £11,800 eligible for Small Business Relief Rates. The sale also includes all fitted flooring, light fittings, curtain poles, blinds and secure entry phone system.

## VIEWINGS

A virtual tour is available on Hastings Legal web and YouTube channel - please view this before booking a viewing in person. Alternatively or to register your interest or request further information, call 01573 225999 - lines open 7 days a week including evenings, weekends and public holidays.

## MARKETING POLICY

Offers over £110,000 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.





