

HASTIN^{LEGAL}&S



Ruthven Farmhouse

Coldstream, TD12 4JU

Offers Over £475,000





Welcome to Ruthven farmhouse a home with a blend of modern and character. Set on a countryside plot with uninterrupted views of the surrounding landscape, this unique property is a rare lifestyle opportunity.



ACCOMMODATION

Ruthven Farmhouse proudly occupies an enviable position on the outskirts of Coldstream, offering a picturesque slice of countryside living complemented by stunning, far-reaching views. This exceptional property seamlessly blends the charm of its original farmhouse character with a bright, contemporary interior. The craftsmanship and attention to detail are evident throughout, with a layout designed to suit modern living. Spacious and tastefully styled, the accommodation is arranged over two floors. The generous living room, featuring large south-facing windows, is a bright and uplifting space—perfect for relaxation. The expansive kitchen is centred around a stylish island, providing ample workspace for meal preparation. Adjacent to the kitchen, a large utility room offers practical storage and laundry facilities, with space for a freestanding washing machine and tumble dryer. Upstairs, four well-proportioned bedrooms—each with south-facing windows—enjoy beautiful views over the surrounding fields and countryside. The principal bedroom benefits from built-in wardrobes and a sleek en-suite shower room.

EXTERNAL

Externally, the property has also been refreshed, with a newly painted façade enhancing both its kerb appeal and traditional character. The grounds feature a variety of useful outbuildings, including a home office and summer house & State of The Art Rhino Greenhouse. The main garden is fully enclosed—ideal for families or pet owners seeking privacy and security. A paved patio, accessible directly from the living room, provides a perfect space for entertaining guests or simply relaxing and taking in the far-reaching countryside views toward the Cheviots and Hume

ACCOMMODATION SUMMARY

Entrance Vestibule/Sun Room, Hallway/Dining Area, Living Room Kitchen, Utility Room, Four Bedrooms (Master With En-Suite Shower Room), Downstairs WC

LOCATION

Ruthven is a small hamlet located on the outskirts of Coldstream, the elevated position enjoys wrap around countryside whilst only being

three miles from Coldstream. 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.

DIRECTION

What3words gives a location reference which is accurate to within three metres squared. The location reference for this property is [///bridges.impressed.steer](#)

HIGHLIGHTS

- Remarkable, Countryside Aspect
- Large South Facing Walled Garden
- Four Double Bedrooms
- Various Outbuildings including A Garden Bar/Summerhouse & Rhino Greenhouse
- Short drive to Town amenities

SERVICES

All Mains Services, Oil Fired Central Heating, Septic Tank

COUNCIL TAX

Band E

ENERGY EFFICIENCY

Rating E

TENURE

Freehold

VIEWING 7 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.

PRICE & MARKETING POLICY

Offers over £475,000 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.



