



Bell Haven View

Whitsomehill, TD11 3NF

Offers Over £345,000



Set amid the stunning open countryside of Berwickshire, Bell Haven View is an exceptional executive family home completed in 2023 to a superb standard, with an impressive level of finish and meticulous attention to detail.



Designed for modern living, this spacious and flexible home blends style with practicality. Flooded with natural light, the thoughtfully planned interior adapts seamlessly to family life, with the option of ground floor bedroom accommodation or an ideal home office setup

At the heart of the home, the main living space connects effortlessly to the private, west-facing garden through bi-fold doors, creating a perfect setting for both family life and entertaining. The striking dining kitchen is a real focal point, featuring stylish navy cabinetry contrasting worktops, a central breakfast bar plus a dedicated dining space, and a full suite of integrated appliances — all combining to form a highly sociable and functional space.

Upstairs, the generous master suite includes built-in storage and a sleek, contemporary en-suite shower room complete with his and hers basins and vanity storage. Bedroom two enjoys a Juliet balcony with elevated views of the surrounding countryside, while bedroom three — a peaceful front-facing double — completes the upper level. The luxurious family bathroom is fitted with a four-piece suite, including a classic roll-top bath and separate shower.

The west-facing rear garden enjoys a commanding position with open views across the countryside. Designed for low maintenance and maximum enjoyment, it is fully enclosed, landscaped, and ideal for children and outdoor entertaining. Additional private parking and a small landscaped garden are located at the front.

Bell Haven View offers the best of both worlds — a peaceful rural setting, yet within easy reach of nearby towns and villages, with excellent amenities and schooling. Local transport links make commuting straightforward for those seeking a relaxed alternative to city living.

LOCATION

Located just outside the village of Whitsome, with amenities including a post office, village shop and community hall. Larger towns such as Duns, Coldstream and Chirnside are all within a short drive and indeed Berwick Upon Tweed is under 10 miles away. The main east coast rail line operates from nearby Reston & Berwick with regular connections to Edinburgh and the south whilst the A1 offers good road connections in both directions.

HIGHLIGHTS

- Luxurious modern build
- Open countryside views
- Sunny westerly aspect
- Generous internal proportions
- Bi-fold doors from the lounge to gardens
- Show-piece family dining kitchen
- Up to four double bedrooms
- Palatial bathroom fittings

ACCOMMODATION SUMMARY

Entrance Hall, Lounge with bi-fold doors, Family Dining Kitchen, Bedroom Four/Home Office, Cloakroom, Three Principal Bedrooms Including En-Suite Shower Room and Juliet Balcony, Family Bathroom.

ADDITIONAL INFORMATION

The sale includes electric window blinds fitted in the kitchen, master bedroom, en-suite shower room and on the upstairs landing

SERVICES

Mains water and electricity. Private drainage to shared septic tank. Air source heating with under floor heating throughout the ground floor. Double glazing.

COUNCIL TAX

Band E

ENERGY EFFICIENCY

Rating B

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.

PRICE & MARKETING POLICY

Offers over £345,000 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.



