

HASTIN<sup>LEGAL</sup>&S



## 4 Ramrig Cottages

Offers Over £210,000

Whitsome, Near Duns TD11 3NF



2 bed

3 public

2 bath



A Chocolate Box Country Cottage Offering  
Charming Period Accommodation In An Idyllic  
Setting Amidst The Rolling Berwickshire  
Rolling Countryside  
Lounge, Dining Room, Conservatory, Kitchen,  
Bathroom, Two Bedrooms, Cloakroom And  
Fully Floored Attic.





Offering the best of both worlds, this delightful country cottage exudes classic "chocolate box" charm, nestled in the heart of the picturesque Berwickshire countryside. Peacefully tucked away, it also enjoys a wonderfully convenient location, within easy reach of nearby towns and villages - including historic Berwick-upon-Tweed, which offers excellent road and rail links north and south.

Inside, the cottage is brimming with character and flooded with natural light, thanks to its south-facing aspect. The inviting lounge is a standout feature, with a beautiful bay window overlooking the garden and a cosy log-burning stove - perfect for relaxed family evenings. To the rear, a generous dining room sits adjacent to the kitchen which has been finished in a range of rustic, farmhouse style units. A bright conservatory extension offers lovely views toward the Lammermuir Hills and opens directly onto the sheltered rear garden - an ideal place to enjoy the evening sun. The ground floor also includes a well-appointed family bathroom.

Upstairs, the spacious master bedroom enjoys open views over the cottage-style garden and surrounding countryside, while the second bedroom offers a peaceful retreat to the rear. A cleverly designed first-floor WC adds further convenience.

A fully floored attic, currently accessed via a pull-down ladder and featuring rear Velux windows, offers excellent storage and exciting potential for further development, subject to permissions. Outside, the colourful and mature cottage gardens perfectly complement this charming home. Lovingly planted and thoughtfully laid out, they offer a haven for garden enthusiasts, as well as ample space for families to relax and play.

## LOCATION

Ramrig is a working farm that lies within a few miles of both Whitsome and Norham Villages with local amenities including a post office, village stores, pub 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 Berwick with regular connections to Edinburgh, London and the south whilst the A1 offers good road connections in both directions.

From the village of Norham take the B6470 heading west across the bridge over the River Tweed. After crossing the bridge take second right then first left into the access road to Ramrig Farm. The cottages are located beyond the farm steading.

From the A1 Berwick bypass take the B6461 signposted 'Kelso'. Continue on this road approximately 8 miles before turning left on to an unnamed road. Continue on this road until you reach the access road to Ramrig Farm on your right hand side. The cottages are located beyond the farm steading. What3Words- ///lifelong.line.whisker

## HIGHLIGHTS

- Stunning rural location
- Pretty stone built cottage
- Lounge with bay window
- Log burning stove
- Conservatory extension
- Large floor attic offering potential
- Colourful cottage gardens

## ACCOMMODATION SUMMARY

Lounge, Dining Room, Conservatory, Kitchen, Bathroom, Two Bedrooms, Cloakroom and Fully Floored Attic.

## SERVICES

Mains water & electricity. Private drainage. Electric heating.

## COUNCIL TAX

Band B

## ENERGY EFFICIENCY

Rating F

## 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 £210,000 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.