



Townhouse With Separate Annex

61a High Street, Coldstream, TD12 4DL

Offers Over £260,000



No. 61a offers a rare find in the Scottish borders, this B Listed Dwelling provides a sizable accommodation in the heart of a popular town, whilst also benefiting from a private rear garden and separate fully serviced annex.



Located in the heart of Coldstream, with shops and cafes just a stone's throw away, No. 61a is a charming upper apartment that combines spacious living with timeless elegance. Retaining many of its original features, the property exudes a sense of grandeur from a past era. Internally, the home has been thoughtfully upgraded to offer a bright, modern space, featuring a newly renovated kitchen, bathroom, and refreshed décor throughout. A standout element is the bespoke shelving unit, seamlessly integrated into the original stone wall, creating a striking focal point. Additionally, the property boasts a unique, large annex at the rear. Whether you envision it as additional accommodation, games/entertaining area or a home office, the potential is vast. This expansive two-storey building includes a fully equipped kitchen/bar, WC, and an open-plan living area on the ground floor, an additional bedroom with En-suite.

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.

DIRECTIONS

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

HIGHLIGHTS

- Town centre location
- Annex and rear garden
- Spacious accommodation
- Four bedrooms (Two En-suite Shower Rooms)
- Luxurious Bathroom & Kitchen
- Charming Period Features

ACCOMMODATION SUMMARY

Entrance Vestibule, Reception Hall, Lounge/ Dining Room, Kitchen, Utility area, Three Double Bedrooms, Bathroom and en suite Shower Room. Annex: Open Plan Lounge/Dining/Kitchen, down stairs WC, Large Double Bedroom with kitchenette and bathroom

ACCOMMODATION

the entrance hall provides access to the upper level and a convenient storage cupboard. On the first floor, the hallway branches in two directions. To the front, you'll find the newly fitted kitchen, featuring traditional shaker-style doors. Thoughtfully designed to maximise space in this compact area, the kitchen combines a modern aesthetic with practical elements, including a handy utility area with a wine rack and space for a freestanding washing machine and tumble dryer. As you move into the living room, a striking pop of colour complements an ornate fireplace, creating a focal point for the room. This spacious area is ideal for entertaining, with three large windows flooding the room with natural light and offering an elevated view over the high street. Back in the hallway, a separate staircase leads to the first bedroom, which was once an attic but has been thoughtfully converted with a dormer to provide a spacious double bedroom, complete with built-in storage and windows to both the front and rear. At the rear of the property, the hallway takes you past a beautiful bespoke shelving unit encased into the natural stone of the house and leads to two further bedrooms, the master benefits from an en-suite shower room, whilst the third bedrooms is serviced by an en-suite WC. The main bathroom, fully tiled and featuring a modern freestanding bath, offers a hotel-like ambiance thanks to its stunning finish, complete with an elegant fireplace.

EXTERNAL & ANNEX

A rare feature for high street properties, the enclosed private garden offers a peaceful retreat from the house. Filled with a variety of plants and shrubs, gravelled areas, and multiple seating zones, it provides a serene outdoor space. Surrounded by neighbouring buildings, the bustle of the high street is shielded, creating a secure and tranquil environment perfect for families to relax and enjoy.

Located within the garden, and noted to be one of the oldest buildings in Coldstream, this property features a fully serviced annex of approximately

40m². The annex dates back to the 1650's as previously used within the Home Farm and then W E Howden where George Wilson invented sheep dip in 1830 and describes the annexe as a store. This large space offers a wide range of possibilities, whether you're seeking additional accommodation for a relative, or a dedicated space for entertaining friends and family. Spread over two levels, the lower floor boasts a spacious open-plan area with a functional bar, ideal for watching movies, sports, or simply unwinding. A WC serves the lower level, while the upper floor includes a kitchenette, shower room, and a comfortable bedroom.

COUNCIL TAX

Band B

ENERGY EFFICIENCY

Rating E

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.

MARKETING POLICY

Offers over £260,000 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.



