

HASTIN & S  
LEGAL



## Garden Cottage Duns, TD11 3HZ



5 bed



1 public



2 bath



A luxuriously proportioned family home in the heart of the Countryside, only a short drive to the village of Swinton; offering flexible living with energy efficient credentials and a superior plot, views and garden.



## SUMMARY

Set within a peaceful rural hamlet and enjoying uninterrupted countryside views to the rear, Garden Cottage is a beautifully crafted home that perfectly balances traditional character with contemporary living. Located just a short distance from the picturesque village of Swinton—home to the acclaimed Wheatsheaf Inn—this unique property offers a tranquil lifestyle with village amenities close at hand.

Built in 2012, the home exudes cottage charm while integrating thoughtfully chosen modern upgrades. A stunning vaulted entrance hall welcomes you into the property, enhanced by newly laid limestone flooring that adds both durability and natural elegance. The upgraded shaker-style kitchen and utility room, finished with robust quartz worktops, showcase a timeless blend of quality and character.

Comfort and efficiency go hand in hand here. A central stove with back boiler provides cosy warmth, supported by a modern energy-efficient system including an immersion water tank, solar panels, and battery storage; ideal for eco-conscious living.

The versatile layout offers up to five bedrooms, making this home equally suitable for families, downsizers seeking space for hobbies or guests, or those working from home.

Outside, the side garden offers a peaceful retreat with far-reaching views over open farmland, while a substantial timber cabin provides a flexible bonus space; perfect for a studio, garden office, or entertaining area.

## LOCATION

South Laws – A small Hamlet is located a mere two miles outside Swinton.

Swinton lies midway between the Berwickshire towns of Duns and Coldstream - a pretty and quintessential Border village with local amenities including a well-regarded Primary School, Play Park, Garage, Hotel, Restaurant and Church, with the Berwickshire High Campus just a short drive. The area is surrounded by beautiful landscape - an ideal country location with opportunities for fishing on the Tweed, golf at Duns and The Hirsle at Coldstream and walking in the Cheviot and Lammermuir hills

## HIGHLIGHTS

- Exceptional Room Proportions
- Focus on Natural Light & Contemporary Design
- Stylish Kitchen with High End Finishes
- Excellent Build Quality

- Private Garden Front & Side
- Eco Credentials & Energy Efficiency
- Limestone Flooring In Kitchen, Utility & Entrance Hallway

## ACCOMMODATION SUMMARY

Ground Floor: Vaulted Entrance Hall, Sitting Room, Kitchen / Dining Room, Rear Hall, Two Bedrooms, Shower Room with wash hand basin and WC, Utility Room, First Floor Landing, Three further Bedrooms, Bathroom with wash hand basin and WC

## SERVICES

Mains Water, Electricity, Drainage To A Shared Private Treatment Plant Located In The Garden, Double Glazed and Solar Panels With Battery Storage.

## COUNCIL TAX

Band F

## ENERGY EFFICIENCY

Rating B

## DIRECTIONS

What3words gives a location reference which is accurate to within three metres squared. The location reference for this property is [///consults.chef.wiping](https://www.what3words.com/consults.chef.wiping)

## ADDITIONAL INFORMATION

All fitted carpeting, flooring, blinds, curtain poles and integrated kitchen appliances are included in the sale.

## VIEWING & HOME REPORT

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

## PRICE & MARKETING POLICY

Offers over £425,000 are invited and should be submitted to the Selling Agents, Hastings Property Shop, 28 The Square, Kelso, TD5 7HH, 01573 225999, Fax 01573 229888 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.