



## Hedgerow Cottage Spital Mains

Offers Over £170,000

Paxton, Near Berwick-Upon-Tweed, TD15 1TD



2 bed

1 public

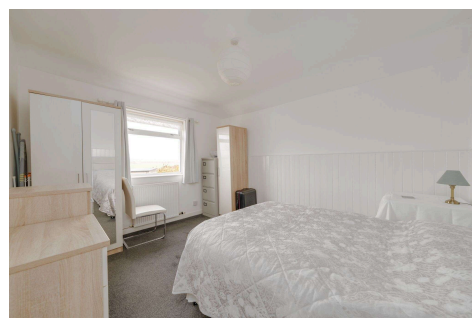
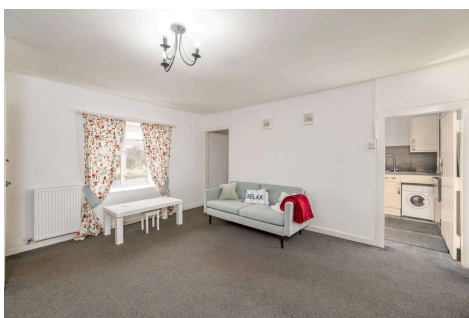
1 bath



A Charming Stone Cottage Set Within A Lovely Rural Landscape Yet Just On The Outskirts Of Paxton Village And Within Only A Few Minutes Drive Of Berwick Upon Tweed

Entrance Vestibule, Lounge, Kitchen, Two Double Bedrooms And Bathroom





Set amidst beautiful open countryside, Hedgerow Cottage offers the best of both worlds; a super rural setting yet within convenient reach of all local amenities with Paxton village less than a mile away and Berwick Upon Tweed only a short car drive. This charming mid terrace, stone cottage is offered in excellent order throughout and presents a fantastic opportunity to those seeking a semi-rural main residence, a weekend bolt-hole or commercial holiday let.

## LOCATION

The charming village of Paxton is situated off the B6460, some five miles from Berwick upon Tweed, where a wide range of shopping, educational and sporting facilities are available with the addition of excellent road and rail links and the A1 enabling easy commuting to Edinburgh. Ideally located for the Berwickshire and North Northumberland Coast with its cliff walks, beaches and attractive coastal villages. Paxton is also home to Paxton House and grounds which lies with lovely walks along the Tweed and through the Estate Grounds

## DIRECTIONS

What3words gives a location reference which is accurate to within three metres squared. The location reference for this property is nicknames.slot.vented

Travelling West from Berwick, from the A1 take the B6461 junction signposted 'Paxton' Continue on this road for approximately five miles until you reach the entrance to Paxton House on your left hand side; take the junction to your right on to the B6460 and continue on this road, passing the village of Paxton before arriving at Spital Mains Cottages on your right hand side.

## HIGHLIGHTS

- Super rural setting
- Conveniently placed for easy access to Berwick
- Charming stone cottage
- Good order throughout
- Private, enclosed garden
- Parking for one vehicle

## ACCOMMODATION SUMMARY

Entrance Vestibule, Lounge, Kitchen, Two Double Bedrooms and Bathroom

## ACCOMMODATION

The small front vestibule gives way to a charming and traditionally presented lounge which is centered around the cosy open fire, set into a stone surround with recessed log stores to either side. This is a sizeable room with lots of light thanks to the deep sill south facing windows at the front. Extending off, is the well appointed kitchen, fitted with a good range of contemporary units and a window overlooking the rear gardens.

Both bedrooms are bright and airy double rooms; one to the front currently utilised as a dining room/home office whilst the principal bedroom commands a super outlook over the rear garden and the open countryside that extends beyond. Next door lies the bathroom with timber panelling and partially tiled walls plus a white suite with shower over the bath,

## EXTERNAL

Sheltered and extremely private, the gardens to the rear command a super countryside view; designed for easy maintenance and laid largely with decorative pebbles with paved patio seating areas cleverly positioned to capture the best of the sun. Gates allow access from the end of the terrace. Useful garden/log store. To the front of the cottage lies off road parking for one.

## SERVICES

Mains water, electricity and drainage. Oil central heating

## ENERGY EFFICIENCY

Rating E

## COUNCIL TAX

Band A

## 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 £170,000 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.