



## The Stables

Beanburn, Ayton, TD14 5QZ

Offers Over £190,000



A Particularly Charming And  
Tasteful Two Bedroom Conversion,  
Privately Tucked Away Off The  
Prestigious Beanburn With Pretty  
Walled Garden



Beautifully set within a small courtyard development, tucked away quietly off the prestigious Beanburn, The Stables is a most successful and tastefully completed conversion

This semi detached period building has plenty of charm and character with lovely stone detailing and original archway, whilst internally the accommodation is modern and contemporary with a clean, crisp finish and quality fixtures.

Making the most of this private setting, the highly private walled garden to the rear backs on to community woodland ensuring a lovely outlook. This sun trap low maintenance outside space is the perfect spot for summer dining and currently houses a hot tub.

The interiors have been well planned for modern living with a light filled open plan layout on the ground floor incorporating a super lounge featuring a log burning stove and double doors to the garden plus a very well appointed dining kitchen complete with walk in larder/utility cupboard.

The upper floor hosts an impressive master bedroom affording lovely open outlooks, with good built in storage and a modern en-suite shower room, plus a second double bedroom which is served by the neighbouring family bathroom.

Adjoining The Stables is a very useful workshop/store complete with the original arched entrance. Whilst currently used as storage, this space could provide further conversion potential to extend the property if desired (subject to consents). The shared courtyard beyond provides useful off street parking.

The Stables is perfectly suited as a main residence for those seeking a low maintenance and private home, but also offering opportunities as a second home or holiday let opportunity.

## LOCATION

Ayton: A small, established village close to the east coast, instantly recognisable thanks to its impressive Baronial red sandstone castle.

- Amenities: Within the village is a well-equipped village shop with a full range of every day amenities available in nearby Eyemouth (2 miles)
- Schooling: The village has a primary school and is within the catchment for Eyemouth High School.
- Population: A population of approximately 600
- Transport Connections: Lying approximately fifty miles south east of Edinburgh, Ayton lies just off the A1 trunk road which gives excellent road connections to the north and south. Local East Coast rail connections are available at nearby Reston (3 miles) and Berwick Upon Tweed (8 miles)

## HIGHLIGHTS

- Tasteful conversion
- Highly private tucked away location
- Sunny walled garden
- Contemporary interiors
- Options for further extension
- Peaceful village setting

## ACCOMMODATION SUMMARY

Entrance Porch, Open plan Lounge/Dining/Kitchen, Master Bedroom with En-Suite Shower Room, Second Double Bedroom and Bathroom. Adjoining Store/Workshop

## SERVICES

Mains services. Double glazing. Gas central heating

## ADDITIONAL INFORMATION

The hot tub will be included in the sale, along with curtains, window blinds, light fittings and any items of furniture within the property.

## COUNCIL TAX

Band B

## ENERGY EFFICIENCY

Rating C

## 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 £190,000 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.