

HASTIN^{LEGAL}&S



Thistle Cottage

Offers Over £180,000

Allanton, TD11 3LA



2 bed



1 public



1 bath



A Pretty Stone Built Cottage Boasting A Fully Renovated Interior And Large Rear Garden, Set In A Popular Berwickshire Village Setting

Open Plan Lounge/Dining/Kitchen, Rear Hall, Shower Room And Two Bedrooms



Set in a picturesque village location, Thistle Cottage is a beautifully presented stone-built property that perfectly blends period character with stylish contemporary finishes.

Fully renovated throughout, the cottage is in excellent condition and features sociable open-plan living spaces alongside two bright and airy bedrooms, both enjoying attractive views over the village.

Previously operated successfully as both a holiday let and a long-term rental, the property presents a fantastic investment opportunity. Alternatively, it would make an ideal low-maintenance permanent home, offering comfort, charm, and convenience in equal measure.

On entering the cottage, you're immediately drawn to the exposed stone feature wall - a striking focal point that enhances the character of the main living space. Dual-aspect windows, including a charming window seat at the rear, fill the room with natural light and offer views towards the garden. The living area flows seamlessly into a modern, well-appointed kitchen with ample space for everyday dining. A sleek, contemporary shower room completes the ground floor layout. Upstairs, the two bedrooms are restful rooms, filled with light and enjoying pleasant village outlooks.

To the rear, a shared courtyard leads to private steps that access a fully enclosed lawned garden - a peaceful and secluded spot, ideal for relaxation or entertaining. A sunny decked seating area adds to the appeal, with scope for further landscaping if desired.

LOCATION

Allanton is a pretty and well established Berwickshire village; The renowned Allanton Inn is a lovely country pub and restaurant which creates a lovely hub to the village. The surrounding countryside offers excellent opportunities for walking and riding in the Cheviot and Lammermuir Hills, trout fishing on the nearby Rivers of The Blackadder and Whiteadder and salmon on the Tweed. Good travel connections in the area include the Main East Coast Rail line with connections at nearby Berwick and Reston, whilst Edinburgh by road is approximately one hour distant via the A1.

HIGHLIGHTS

- Beautifully renovated
- Lovely period features
- Tasteful modern fittings
- Large private garden
- Pretty village setting
- Good rental history

ACCOMMODATION SUMMARY

Open plan Lounge/Dining/Kitchen, Rear Hall, Shower Room and Two Bedrooms

SERVICES

Mains water, electricity and drainage. Double glazing. Electric heating

COUNCIL TAX

Band B

ENERGY EFFICIENCY

Rating D

TENURE

Freehold

VIEWING

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 £180,000 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.