



The Dovecote

Ruthven, Coldstream, TD12 4JU

Guide Price £550,000



Welcome to The Dovecote a beautiful home with a blend of modern amenities and eco credentials and countryside character. Set on a countryside plot with uninterrupted views of the surrounding landscape, this unique property is a rare lifestyle opportunity.



THE DOVECOTE

The Dovecote enjoys an uninterrupted position on the outskirts of Coldstream, offering a picturesque slice of countryside living with breath-taking, far-reaching views. This exceptional property embraces its rural setting with an abundance of windows, including a striking turret-style bay window that perfectly frames the rolling landscape. At the heart of the home is a spacious open-plan Living Room/Kitchen, featuring a stylish central island and large south-facing windows that flood the space with natural light. The bay window provides an ideal spot to relax and admire the view—perhaps even catching a glimpse of the neighbouring Highland cows. The expansive kitchen offers generous workspace, centred around the island, making it ideal for both everyday cooking and entertaining. To the rear, a large utility room provides practical storage and laundry facilities, including space for a freestanding washing machine and tumble dryer. This area also includes a dedicated office space, perfect for working from home. The lower level is completed by a well-appointed bedroom with en-suite, ideal for guests or those with mobility needs. Upstairs, three generously sized double bedrooms, all south-facing, enjoy stunning views over the surrounding countryside. Each bedroom benefits from its own private en-suite, ensuring comfort and convenience for both family and visitors. The principal suite is further enhanced by a walk-in wardrobe and a sleek, modern en-suite shower room with steam shower.

LOCATION

Ruthven is a small hamlet located on the outskirts of Coldstream, the elevated position enjoys wrap around countryside whilst only being three miles from Coldstream.

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. Private Schooling located just outside Berwick via Longridge Towers.

DIRECTIONS

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

HIGHLIGHTS

- Remarkable, Countryside Aspect
- uninterrupted South Facing Views
- Four Double Bedrooms all with En-suites
- Integral double garage with EV Charger
- Short drive to Town amenities

ACCOMMODATION SUMMARY

Entrance Hallway, Open Plan Living/Dining/Kitchen, Second Reception Room, Study, Utility Room, Four Bedrooms (Master With En-Suite Shower Room), Downstairs WC, Integral Double garage with EV Charging, Gardens, Summerhouse, Off Road Parking

EXTERNAL DETAILS

Externally, to the front the property has ample off road parking and access to the double garage with EV charger - providing secure overnight charging, with space for two large cars and door clearance of 2.3m - the garage offers plenty of space. The main garden located to the side offers a mixture of planters, raised beds and laid with lawn. A summerhouse with power and lighting offers the perfect outlook towards those countryside views. To the rear a secure stone wall adds a level of security whilst a walkway takes you to the rear for bin storage and access to garage and utility. The garden provides uninterrupted views of the far-reaching countryside views toward the Cheviots.

SERVICES

Mains Water and Electricity, Drainage to Septic Tank, Air Source Heat Pump Powering Under Floor Heating & Radiators.

COUNCIL TAX

Band G

ENERGY EFFICIENCY

Rating B

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.

PRICE & MARKETING POLICY

Guide Price £550,000 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.



