

HASTIN<sup>LEGAL</sup>&S



## Signal House

Reston, TD14 5GZ

Offers Over £365,000







Signal House; a well-designed, individually built detached home set within this popular East coast village with excellent transport links including the local train station



Set within this popular and evolving east coast village, Signal House presents a wonderful opportunity for those seeking a modern family lifestyle in a super semi rural setting whilst benefiting from excellent commuter links, including an East coast rail connection within the village itself.

Built in 2010, this well planned and individually built detached home offers excellent proportions, low maintenance living and easy solutions for home working or multi generational living.

Having been upgraded in more recent years, Signal House features some important eco credentials such as the solar panels to the rear roof elevation which offer a healthy annual return and supplementary water heating.

As the name would suggest, the position of the property is closely connected to the historic east coast rail-line with the viewing platform still forming a unique feature within the rear garden; a real treat for any rail enthusiasts.

Beyond the viewing platform lies expertly manicured and well stocked gardens; nicely sheltered and catching the sun for much of the day with plenty of privacy. The grounds extend further to the side of the property with this section offering opportunities for a purchaser to further landscape or develop to suit themselves.

The internal layout has been well considered with light filled, easy flowing living spaces including the dual aspect lounge complete with log burning stove, family dining room featuring patio doors to the garden and the open plan kitchen complete with high quality solid wood units. A utility room and downstairs cloakroom ensure good functionality.

An inner hallway from the lounge gives access to the 'East wing' which also benefits from independent access off the driveway. Comprising of two rooms and excellent storage, this space is well suited to home working, salon space or as semi-independent living for multi generational families.

Three large bedrooms extend off a spacious and light filled landing with the master suite also incorporating a dressing area and smart shower room whilst bedrooms two and three are served by the large family bathroom.

### LOCATION

The village of Reston is a small and peaceful community with a population of approximately 500, with amenities including a primary school, village hall, play park and local shop, which also provides Post Office services. The Eye Water runs along the eastern boundary of the village while the main East Coast Railway Line travels along the western edge with a station offering regular connections in the village itself. The main A1 trunk road also offers easy road connections both north and south. The famed Berwickshire coastline is four miles distance and boasts bracing walks over rugged cliff tops, magnificent beaches not to mention the famous marine and coastal reserve at St Abb's Head

### HIGHLIGHTS

- Versatile family home
- Solutions for home working
- Potential for multi generational living
- Solar panels
- Railway viewing platform within the garden
- Detached double garage
- Village setting • Excellent commuter links

### ACCOMMODATION SUMMARY

Entrance Vestibule, Hall, Lounge, Dining Room, Kitchen, Utility Room, Cloakroom, Annex With Office and Snug, Master Bedroom with En-Suite Shower Room and Dressing Room, Two Further Double Bedrooms and Family Bathroom. Detached Double Garage with Multi Car Parking

### SERVICES

Mains water, electricity and drainage. Double glazing. LPG central heating Solar panels. Underfloor heating throughout the entire ground floor.

### ADDITIONAL INFORMATION

The current owner has commissioned a company to replace the windows throughout the property with UPVC units. No date has yet been confirmed for these but it is expected this should be completed prior to sale.

### COUNCIL TAX

Band F

### ENERGY EFFICIENCY

Rating C

### 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](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.

### MARKETING POLICY

Offers over £365,000 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.





