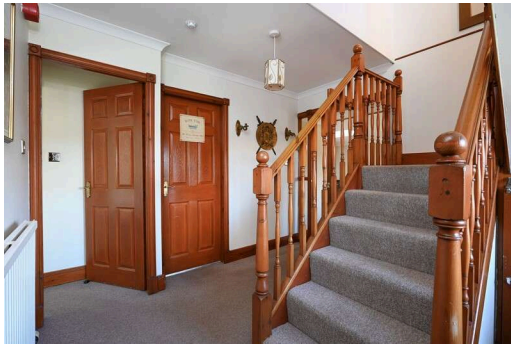




The Carriage House

Lees Stables, Coldstream, TD12 4LF



An exceptionally unique five bedroom, B Listed former Carriage House incorporating the impressive four storey tower complete with roof terrace commanding breath taking views.



The Carriage House is a unique Baronial style property full of character and charm, with the B listed home incorporating the striking central tower, which spans four floors, and is completed by an impressive roof terrace that enjoys a beautiful outlooks over the town and the River Tweed.

The success of the internal layout as a modern home is testament to the careful consideration and upgrades carried out by the current owners. Having been utilised as a second home and commercial holiday let, the property offers obvious income potential being so well positioned to explore the local area. With generous proportions throughout, The Carriage House would lend itself equally well as a primary residence offering a peaceful setting and flexible use of space.

Lees Mill Stables hosts a handful of privately owned properties centred around a traditional cobbled courtyard; with easy access to local walks around the river and the town centre a short stroll away - a perfect balance between town and country.

LOCATION

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 an 18-hole golf course at the Hirsell, tennis courts, horse riding 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.

HIGHLIGHTS

- Truly, a one off property
- Impressive four storey building with a roof top terrace
- Five bedrooms
- Balconies overlooking the central courtyard
- Proven record as a successful holiday let

- Peaceful edge of town position
- Easy access to riverside walks & town centre

ACCOMMODATION SUMMARY

Family Dining Kitchen, Lounge with Balcony, Bathroom, Master Bedroom with Ensuite Shower Room, Four Further Bedrooms, Rooftop Terrace, Patio area to front, Communal garden.

ACCOMMODATION

With two secure entrances to the property either side of the archway, the main door opens to the impressive family dining kitchen; a fantastic socialising and entertaining space and featuring the original arched carriage entrance. An open staircase from the rear of the kitchen leads to the lounge located on the first floor: with a central fireplace as well as a French door opening to a balcony overlooking the courtyard below which is a real suntrap thanks to the south facing orientation.

The first floor landing extends to the family bathroom with modern four piece white suite, and two double bedrooms, one of which also boasts a balcony over the courtyard. A further stairs extend off the landing, with a second down to ground floor and the master bedroom suite. The master bedroom with views over the courtyard benefits from its own external access and as such can provide a secure self contained suite if desired; comprising of a spacious double bedroom, two double wardrobes, well-appointed en-suite shower room plus additional attic storage above. The tower hosts two further double bedrooms, one on the second floor and a French styled room with three deep-sill sash and case windows to three aspects commanding lovely views over the Lees Estate, located on third floor: both wonderfully bright rooms with outlooks over the courtyard.

EXTERNAL

The roof terrace commands a breath taking vista, with historical battlement features and panoramic views over the rooftops of Coldstream and across the River Tweed. With space for patio and outdoor furniture, this entirely private terrace is the perfect al fresco area and requires little upkeep. There is a patio area to the left hand side of the arch with plenty of space for bench seating or outdoor

furniture.

The property has private parking spaces within the courtyard, in front of both entrance doors, with a shared area of garden for residents set beyond the courtyard and being currently laid to lawn.

SERVICES

Mains water, gas and electricity. Gas central heating. Double glazing

COUNCIL TAX

Band E

ENERGY EFFICIENCY

Rating C

MEASUREMENTS

See Floorplan

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 £380,000 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



