

LEGAL
HASTIN & S



Colville House

Ayton, TD14 5QW





Colville House truly is a wonderful lifestyle opportunity - An exceptional B Listed Georgian home with adjoining self contained cottage plus a two storey dedicated office suite.



Colville House truly is an exceptional example of impressive Georgian architecture and design; this highly attractive B listed detached dwelling lies within the heart of Ayton and is surrounded by superb formal walled gardens. The property exudes charm and character and offers a great sense of grandeur and tradition throughout; indeed the original Georgian property was extended in Victorian times with the two architectural styles marrying together perfectly to provide what is a fabulous family home. The layout of the property is such that it could readily adapt to suit different requirements; the converted coach house and tack room towards the rear offer various possibilities whilst the main accommodation could lend itself to B&B if desired. Not only does the main house offer various possibilities, these are further enhanced by the adjoining self contained cottage in addition to the double storey office and studio. The cottage offers obvious potential either to cater for extended family/multi generational living or as a holiday let/airbnb venture with great scope to generate a healthy income. The office and studio is a perfect space for those who are now working based from home - this self contained space also benefitting from its own kitchenette and cloakroom ensuring that the work environment can be kept entirely separate from the home environment. Externally the grounds are extensive and incorporate formal areas, large lawns, pond, fruit garden and mature trees. They boast a fabulous walled surround which ensures good privacy and provides a safe and secure environment. The scale of the garden is such that it really does provide an opportunity for 'the good life' with ample room to grow your own and for any gardening enthusiast to carry out further landscaping.

HIGHLIGHTS

- Superb Georgian family home • Adjoining self contained one bedroom cottage • Adjoining self contained two storey office suite /studio • Large formal walled gardens • A real sense of grandeur & tradition • Sought after village position • Excellent local road and rail connections • A unique lifestyle package

ACCOMMODATION SUMMARY

Colville House - Reception Hall, Lounge, Dining Room, Dining Kitchen, Rear Hall/Larder, Utility Room, Cloakroom, Inner Lobby, Garden Room/Lounge. Impressive Drawing Room, Master Bedroom with En-Suite Bathroom and Dressing Area, Three Further Double Bedrooms and Family Bathroom.

Large currently undeveloped attic space. Colville Cottage comprises: Open Plan Lounge & Kitchen, Cloakroom, Double Bedroom and Bathroom. Office Building comprises: Ground Floor Office, First Floor Studio/Office with Kitchenette and Cloakroom.

COLVILLE HOUSE

The impressive traditional reception hall with beautiful original floor tiles gives way to two formal reception rooms to either side. The spacious lounge with a lovely dual aspect including a French door to garden and a feature open fireplace whilst the dining room offers a fabulous entertaining space with an outlook to the private drive at the front and original fireplace. The lounge connects to a the modern garden room via an inner lobby; formed from the original coach house the garden room features arched windows to two sides and has direct access to outside as well as excellent built in storage and display areas. Also with an outlook over the grounds, the dining kitchen is a lovely traditional room with typical high ceilings and an Aga as a central focal point. From here there is access to a rear hall/larder with external door and well equipped utility room. Usefully there is also a ground floor cloakroom with WC and wash hand basin. The sweeping traditional staircase leads to a half landing with the bathroom and drawing room extending off to the rear of the building. The drawing room really is a magnificent room with intricate cornicing, coal effect gas fire and an array of casement windows overlooking the walled garden below. The main landing gives access to three double bedrooms with the master suite also boasting an en-suite four piece bathroom as well as a dressing area. A further staircase extends to the attic floor with a fourth double bedroom, currently fitted out as a hobby room, as well as a large, currently undeveloped section of attic.

COLVILLE COTTAGE

Adjoining the main house and with its own dedicated access, this very sweet and traditional cottage offers a well appointed open plan kitchen/lounge/dining room, and useful WC on the ground floor whilst the upper floor hosts a spacious double bedroom and well appointed bathroom. There are not currently any internal connecting doors in use between Colville House and Colville Cottage, but former internal doors could easily be reinstated if desired.

OFFICE SUITE/STUDIO

Again adjoining the main building but with its own private access, the building offers a perfect work from home space; the double storey building provides two office/studio spaces as well as a small kitchenette and cloakroom facility.

EXTERNAL

To the front of the property the private driveway provides space for multiple vehicles with access to a detached stone built garage beyond. The walled rear gardens are beautifully tended with large formal lawns, garden pond, fruit garden and ample space for vegetable plots. The walled surround fully encloses the garden and allows excellent privacy creating a wonderful family friendly environment.

SERVICES

Mains water, electricity and drainage. Partial double glazing. Gas central heating

COUNCIL TAX & ENERGY EFFICIENCY

Band G and Rating E

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.

MARKETING POLICY

Offers over £640,000 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.



