



## Leet View Ravelaw

Whitsome, TD11 3NQ



Leet View is a substantial, modern family home offering up to six bedrooms, open plan living spaces and large wrap around garden. Enjoying an accessible semi rural location with easy access to local towns and villages



Positioned in a private corner plot within this small rural cul de sac, Leet View is a substantial detached family home which offers versatile and adaptable accommodation. Built originally as a bungalow and subsequently extended to provide two storey living, this large property has the option of up to six bedrooms if required, whilst also offering great opportunities for those working from home. The main living areas offer a bright, open plan arrangement with a direct link to the large wrap around gardens. Offered with vacant possession and having recently been redecorated throughout, the interior offers a neutral blank canvas with easy opportunities for a purchaser to add their own stamp. Located next to a working farm, Leet View is an excellent opportunity for those seeking a home in the country; the village of Whitsome is within walking distance whilst there is easy connections to the other nearby towns and villages with a good selection of amenities and local schooling.

### LOCATION

Whitsome Village offers amenities including a post office, village shop and community hall. Larger towns such as Duns, Coldstream and Chirside are all within a short drive and indeed Berwick Upon Tweed is under 10 miles away. The main east coast rail line operates from nearby Reston & Berwick with regular connections to Edinburgh and the south whilst the A1 offers good road connections in both directions.

### HIGHLIGHTS

- Extensive family accommodation
- Large corner plot
- Countryside views
- Detached double garage
- Up to six bedrooms
- Open plan living

### ACCOMMODATION SUMMARY

Entrance Hall, Lounge Open plan to Kitchen, Utility Room, Three Ground Floor Double Bedrooms (One with Dressing Room and En-Suite), Family Bathroom, Three Further Upper Floor Bedrooms and Shower Room.

### ACCOMMODATION

The bright and inviting living areas connect directly to the rear garden via French doors; further windows on two sides ensure a pleasant aspect with the central log burning stove creating a cosy focal point. Extending off, the kitchen is fitted with a good range of shaker style units, complete with space for a range style cooker if desired. A useful utility room with further storage, central heating boiler and external door lies off the kitchen. There are three bedrooms located at ground floor level, all of which are well proportioned double rooms with some also offering alternative uses as an additional sitting room or home office. The master room benefits from a dressing area and en-suite shower room whilst the main family bathroom is luxurious in its proportions and features a roll top bath and stand-alone shower cubicle.

The upper floor provides particularly large proportions with two extensive double bedrooms, a well-appointed shower room and a smaller single bedroom or home office overlooking the rear garden.

### EXTERNAL

Wrapping around the property, the gardens are fully enclosed and laid to lawn, providing exciting opportunities for further landscaping. A gravelled driveway with space for multiple vehicles leads to the detached double garage. .

### SERVICES

Mains water and electricity. Double glazing. Oil central heating. Private drainage.

### ENERGY EFFICIENCY

Rating C

### COUNCIL TAX

Band G

### 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](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.

### PRICE & MARKETING POLICY

Offers over £420,000 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.



