



2 The Mews

Edington Mill, Chirnside, TD11 3LE



Boasting a spacious accommodation set over four floors, 2 The Mews offers rare opportunity for someone to acquire an executive style townhouse offering high end finishes in a peaceful countryside location.



2 THE MEWS

Nestled within a small hamlet of properties, 2 The Mews is an executive style town house providing a spacious and high specification accommodation over four floors. The multiple floors offer a large accommodation with up to five bedrooms, four which are en-suite, if required, but also offers the an ideal set up for working from home. The main living area offers a bright and social space thanks to the open plan Living/Dining/Kitchen, the kitchen itself offers high end finishes from the quartz worktops to AEG appliances, fully kitted out including Quooker boiling tap and AEG bean to cup coffee machine for coffee lovers. The ground floor level offers a spacious games room/home gym which is perfect for growing families. The peaceful setting of Edington Mill offers views across to the Whiteadder River which runs past the mill. There's a large section of communal garden which offers a spacious ground which is suited for families to enjoy in the summer months, with a real community feeling between the neighbouring properties. 2 The Mews offers an exciting opportunity to purchase a large family home set within a small tranquil hamlet of properties.

LOCATION

Edington Mill is a small hamlet of properties set within a tranquil location. Local shopping, primary and nursery schooling is available at Chirside with the main shops and the east coast rail connection some nine miles away at Berwick upon Tweed. The county town of Duns is eight miles west with its recently built state of the art secondary school whilst Edinburgh is approx 50 miles and one hour by car via the A1. The area is famous for country pursuits with fishing on the nearby Whiteadder Water and the famous River Tweed and provides ideal walking and horse country in the Cheviot and Lammermuir hills. Equally the Berwickshire coast with its dramatic coast line and lovely selection of beaches is within only a fifteen minute drive.

HIGHLIGHTS

- Spacious family accommodation
- Executive style town house
- Tranquil riverside location
- Game room/home gym
- High specification kitchen

- Enclosed garden with additional communal grounds

ACCOMMODATION SUMMARY

Entrance Hallway, Gym/Games Room, Open Plan Living Room/Dining/Kitchen, Utility room, Five Bedrooms (Three En-Suite), Juliet Bathroom, External Store

ACCOMMODATION

The inviting entrance hallway sets the tone for practicality with its solid floors, high end fixings and ample space for coats and shoes. Additionally, it grants access to a spacious games room/home gym, offering versatility and ideal for a growing family's needs. Ascending to the first floor reveals a generously sized open plan living/dining/kitchen area, flooding the room with natural light through the patio doors and rear window. The expansive kitchen boasts high-end appliances and abundant prep space, making it perfect for hosting social gatherings and entertaining loved ones. Stepping through the patio doors leads to a balcony, offering a serene spot to soak up the sun and enjoy the picturesque river views. Tucked away to the rear, a utility area provides convenience without intruding on the social hub of the home. The second floor hosts three double bedrooms, including the luxurious master suite featuring a fully tiled en-suite shower room. Additionally, this level boasts a fully tiled family bathroom with a charming Juliet feature adjoining one of the bedrooms. Ascending to the third floor unveils two final bedrooms, each complemented by en-suite shower rooms and balcony-style Velux windows, inviting in ample natural light and offering panoramic views of the neighbouring riverside. Throughout the property, breath-taking views of the tranquil riverside enhance the ambiance, fostering a true sense of relaxation and serenity.

EXTERNAL

Located to the rear, a private and enclosed garden offers a spacious area for seating, mainly laid with slabs the low maintenance garden is perfect for busy families. A Variety of planters to rear, the fenced boundary ensures a secure area for pet lovers. To the front there's communal parking for any number of vehicles. One defining feature has to be the stream flowing through the old mill creating an intriguing focal point.

SERVICES

Mains Electric & Water, Drainage to Shared Septic Tank, Communal metered LPG

COUNCIL TAX

Band F

ENERGY EFFICIENCY

Rating D

DIRECTIONS

What3words gives a location reference which is accurate to within three metres squared. The location reference for this property is [///link.crumple.brings](https://link.crumple.brings)

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 £315,000 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.



