



Garden Cottage Lees Stables

Coldstream, TD12 4LF

Offers Over £375,000



A well-proportioned cottage, nestled within the historic Lees Stables, set within the walled garden of the former Lees Estate. This charming property offers ideal potential to create a wonderful family home.



GARDEN COTTAGE

Nestled within the small development of lees stables which dates back to the 18th century and set within the walled garden of the former Lees Estate, Garden Cottage is just a short walk from the town's amenities. This large detached cottage offers the opportunity to create an ideal family home. The expansive walled garden is private and secure, with enough space to grow various fruit and nuts from the mature trees.

The combination of greenhouses and workshops adds to the garden's usability, while the double garage and second workshop are perfect for DIY enthusiasts. The garden itself offers a canvas for gardening aficionados. Internally, Garden Cottage, though in need of some modernisation, provides a spacious layout over two floors. The large dining kitchen offers a wonderful view of the garden, where a variety of wildlife can be observed, including squirrels, owls, and various birds. Additionally, the ground floor features a convenient bedroom and bathroom, ideal for those with mobility issues.

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.

DIRECTIONS

What3words gives a location reference which is accurate to within three metres squared. The location reference for this property is [///fool.galloping.taxpayers](#)

ACCOMMODATION SUMMARY

Glass Porch, Entrance Hall, Sitting Room, Breakfasting Kitchen, Dining Room, , Four Bedrooms & Family Bathroom

HIGHLIGHTS

- Large Detached Cottage
- Mixture Of Outbuildings And Greenhouses
- Large Productive Garden Set Within A Secure Stone Wall
- Peaceful Edge Of Town Location
- A Short Walk To The Primary School And Local Amenities
- Potential To Create A Unique Family Home

ACCOMMODATION

Upon entering Garden cottage, a Glass porch/Conservatory currently housing a mixture of plants provides a practical mixed use area, the hallway is spacious and provides access to the lower accommodation and storage cupboards. To the front a living room with central fireplace is flooded with light from the windows which overlook the garden and front. The breakfasting kitchen is large and also has area for a dining table, with ample storage from the wall and base units. A convenient utility room provides additional storage and usable space for laundry. Patio doors provide access to the rear garden and patio-perfect for Al fresco dining. For added convenience, there's a bedroom located on the lower level which in addition to a downstairs bathroom, perfect for guests or someone with mobility issues, Additionally on the lower level a large 2nd reception room/studio area provides a perfect space for enthusiasts or additional snug. A staircase accessed from the 2nd reception room takes you to the upper level to three bedrooms including the master bedroom. Two bedrooms are double with a nice outlook to the garden whilst the third is a smaller single bedroom or home office is required.

EXTERNAL

The garden, arguably the highlight of the property, is closely associated with the Permaculture Association. The expansive garden features a mix of raised planting beds, bordered planting areas, and mature trees, creating an orchard-like atmosphere. Multiple greenhouses house a variety of fruits and vegetables, with one greenhouse also incorporating a workshop/shed. Additionally, a garage with external storage areas offers practical storage solutions. The garden is known as a "walled garden" due to the secure stone-built walls that encompass its perimeter.

The wilding garden provides a sense of escapism with its diverse array of planters, offering a safe and imaginative space for children. Renewable energy for the garden is supplied by framed solar panels and an air source heat pump, enhancing its sustainability.

Registered agricultural holding, - Farm Code: 252/0004

SERVICES

Mains services, Air Source Heat Pump, Central Heating, Solar Panels.

COUNCIL TAX

Band D

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 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 £375,000 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.



