

LEGAL  
HASTIN & S



Wayside

Rathburne, Longformacus, TD11 3PG

Offers Over £570,000





A rural paradise;  
Wayside is a modern,  
individually designed  
home sitting in grounds  
of approximately three  
acres presenting an  
enviable opportunity for  
those families seeking a  
home in the country



Wayside is an exceptional property; designed and built by the current owner in 2008; set on the route of the Southern Upland Way it offers a truly wonderful lifestyle opportunity for those seeking to create their forever family home in the country. An enviable environment for young family and a fantastic setting for those who enjoy the outdoors; the house is set within private grounds extending to approximately three acres, with open farmland beyond and the River Dye within earshot, creating a unique backdrop and a rich haven for local wildlife.

The property itself has been cleverly designed to offer a choice of flexible living spaces, including a farmhouse style dining kitchen with adjoining conservatory, sitting room and impressive first floor lounge which connects directly to a balcony commanding a breath-taking outlook over the grounds and surroundings. There is the option of up to four bedrooms including one positioned on the ground floor with a neighbouring shower room; an ideal set up for extended family. The flexibility of the interior allows for Wayside to adapt easily to the ever changing demands of modern family life as well as offering opportunities for multi-generational living and a tranquil setting for those who work from home.

## LOCATION

Rathburne comprises of handful of properties within an idyllic rural setting. Set on the route of the Southern Upland Way, Longformacus village, which lies around 1 mile distant, is a thriving rural community ideally located for those interested in country pursuits with hill walking and fishing on your doorstep. There is a real sense of community within the village of Longformacus with the village hall in regular use for various activities and events. Sailing lessons are some of the activities available, to name but a few in the area. Generous amounts are available from the windmill trusts to support local projects. Beyond Longformacus lies Duns; a traditional County Town and includes an 18 hole golf course, swimming pool, shops and both Primary and Secondary schooling.

## HIGHLIGHTS

- Exceptional rural setting
- Grounds of approximately three acres
- Superb rural outlooks
- Indivisibly designed home
- First floor sitting room with impressive balcony
- Choice of flexible living spaces
- Four double bedrooms

## ACCOMMODATION SUMMARY

Reception Hall, Lounge, Family Dining Kitchen, Conservatory, Utility Room, Ground Floor Double Bedroom with Adjoining Shower Room, Sitting Room with Balcony, Three Further Double Bedrooms and Family Bathroom.

## ACCOMMODATION

The ground floor offers a wealth of living spaces, all designed with sociable family living in mind and all connecting directly to the extensive gardens that surround the property. The family dining kitchen is the perfect space for families to gather; finished in rustic farmhouse style complete with a multi fuel stove, this room offers space for every day dining as well as informal lounging. The connecting conservatory enjoys a peaceful aspect towards the entrance of the property and connects to an external paved patio currently housing a hot tub. Off the reception hall and commanding a view over the gardens to the rear, the lounge is a particularly pleasing room of luxurious proportions; windows to two sides, French doors to the garden and a feature open fireplace. One of the four bedrooms lie on the ground floor; this restful double room is next door to the well-appointed shower room – a great arrangement for guests or extended family. Making the very best of the setting and surroundings, the first floor sitting room opens on to an impressive balcony commanding countryside views as far as the eye can see. The three bedrooms on this level are all bright and airy double bedrooms, each boasting a slightly different but equally impressive outlook. The luxurious family bathroom completes the first floor accommodation, finished with a free standing roll top bath, this room also serves as a jack and jill en-suite facility for the largest of the bedrooms.

## EXTERNAL

Extending to approximately three acres in total, the well-tended gardens extend around the property on all sides. Mainly laid to grass, the gardens are a haven for local wildlife and present an enviable environment for young family or those keen on gardening with ample opportunity for further landscaping if desired. Arranged into two distinct areas, separated by picket fencing, the lower section of garden is bound by a wooded copse which creates a lovely backdrop. The main gated driveway extends to a detached double garage and provides multi car parking. A secondary driveway, which is rarely used by the current owner gives useful, dedicated access to the bottom section of the garden where there is a former double timber garage, now providing excellent storage.

Due to the option of dedicated separate access to the lower section of garden,

this could present opportunities for further development/building within this section or it could be used in some way to create an income stream - holiday lodges or the likes perhaps - all subject to permissions.

## SERVICES

Mains water. Private drainage. Double glazing. Central heating via a ground source heat pump with under floor heating throughout the entire ground floor and radiators throughout the first floor.

## COUNCIL TAX

Band G

## ENERGY EFFICIENCY

Band B

## TENURE

Freehold

## 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 £570,000 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.



