

HASTIN^{LEGAL}&S



Bank House

Reston, TD14 5JS

Offers Over £280,000





Bank House is a
deceptively spacious
period home which
offers wonderful family
accommodation of
fantastic proportions
with a sociable layout
and a lovely connection
to the private rear
gardens



Situated in the heart of Reston and within walking distance of the local train connection offering convenient commuter links, Bank House is a particularly deceptive period home which has been thoughtfully upgraded and modernised by the current owners to create a wonderful family home. Boasting generous proportions throughout and a seamless open plan layout of the living spaces on the ground floor not to mention a super connection to the private, south facing rear gardens. The hub of this home is undoubtedly the impressive family dining kitchen which offers a great space for family gatherings, with the sunny garden room/family room leading off. With up to four bedrooms available, Bank House also caters well for those who work from home, whilst the outside areas are great for summer entertaining and a safe enclosed environment for young family or pets

LOCATION

The village of Reston is a small and peaceful community with a population of approximately 500, with amenities including a primary school, village hall, play park and local shop, which also provides Post Office services. The Eye Water runs along the eastern boundary of the village while the main East Coast Railway Line travels along the western edge with a station offering regular connections in the village itself. The main A1 trunk road also offers easy road connections both north and south. The famed Berwickshire coastline is four miles distance and boasts bracing walks over rugged cliff tops, magnificent beaches not to mention the famous marine and coastal reserve at St Abb's Head.

HIGHLIGHTS

- Impressive family dining kitchen/entertaining space
- Choice of living spaces
- Four bedrooms
- Generous proportions
- Sunny south facing gardens
- Walking distance of the local train station

ACCOMMODATION SUMMARY

Entrance Hall, Large Family Dining Kitchen, Garden/Family Room, Shower Room, Rear Hall, Sitting Room, Utility, Four Bedrooms and

Bathroom

ACCOMMODATION

The ground floor living spaces are centred around the impressive family dining kitchen which is a fabulous entertaining space; tastefully fitted with an excellent range of high gloss units featuring wood worktops, integrated appliances and a central breakfasting bar; whilst the room still offers ample space for a large family dining table. Three large windows to the front and the open plan connection to the garden room at the rear ensures good natural light which helps to emphasise the feeling of space. The garden/family room directly overlooks the south facing rear garden; a perfect spot for relaxing and informal lounging whilst the main sitting room offers a sophisticated more formal space if desired. This generous period room links to the utility room towards the rear. Usefully the ground floor also features a modern wet room style shower room which lies conveniently off the rear hall.

The upper landing overlooks the rear garden and gives access to four bright and airy bedrooms, three of which benefit from built in storage whilst the fourth is currently used as a peaceful home office. This floor is served by a very smart family bathroom, again fully tiled and with a shower over the bath.

EXTERNAL

With a sunny south facing aspect, the gardens have been landscaped to fit perfectly with modern family life; a large decked terrace provides the perfect spot for summer dining and entertaining whilst the main area of garden is laid to lawn with stylish paved patio. Fully enclosed on all sides and enjoying good levels of privacy. Gated access to the side.

SERVICES

Mains drainage, electricity and water. Double glazing. LPG central heating

COUNCIL TAX

Band D

ENERGY EFFICIENCY

Rating D

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 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.

PRICE & MARKETING POLICY

Offers over £280,000 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.



