

1 Ravelaw Farm Cottages



1 Ravelaw Farm Cottage

Whitsome, TD11 3NG

Offers Over £250,000



Positioned within a peaceful hamlet, with chocolate box appeal, offering a spacious cottage finished to a turn key condition, offering a flexible living and ample parking.



I RAVELAW FARM COTTAGES

Nestled in a charming semi-rural setting, I Ravelaw Farm Cottage is an attractive stone-built property that forms part of a traditional terrace. This deceptively spacious cottage offers generous proportions and abundant cottage charm, making it an excellent opportunity for those seeking a peaceful countryside home with easy access to nearby towns and villages. The layout of the living spaces is particularly well-designed, featuring a bright lounge with a multi-fuel stove and timber mantel. All three bedrooms are spacious doubles, with the third offering flexibility as a downstairs bedroom or dining room. The added convenience of a downstairs shower room ensures future-proof, accessible living. Externally, the cottage boasts ample parking, accommodating several vehicles with ease. The well-maintained gardens are another highlight—level, private, and ideal for social gatherings or pet lovers.

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.

DIRECTIONS

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

HIGHLIGHTS

- Attractive Stone cottage
- Private and easy to maintain gardens
- Log burning stove
- Lounge with large window
- Ample parking
- Downstairs Shower room and 2nd reception room
- In easy reach of other local towns and amenities

ACCOMMODATION

The entrance hallway is bright and spacious, featuring timber-effect flooring that enhances the cottage's charm. The lounge is a welcoming, airy room with a central log burner and timber mantel, creating a cosy focal point and offering views of the neighbouring countryside and hamlet. At the front of the house, a second reception room or downstairs bedroom provides a versatile space, ideal for those with mobility issues. Toward the rear, a recently modernised shower room offers a practical wash space with a fitted suite. The dining kitchen, also at the rear, features ample countertop space and storage, making it a functional area for cooking and meal prep, with a nice outlook to the private rear garden, adding to its appeal. Upstairs, the first of two bedrooms includes built-in wardrobes and offers stunning views of the picturesque countryside. The master bedroom is generously sized, comfortably accommodating a super king-size bed, with charming alcoves adding character. This room also enjoys the scenic views of the rolling hills. At the rear of the landing, a modern family bathroom features a three-piece suite, complete with a bath and overhead shower. The cottage combines attractiveness with practicality, offering bedrooms and bathrooms on both levels.

ACCOMMODATION SUMMARY

Entrance Hallway, Lounge, Dining Room/Third Bedroom, Downstairs Shower Room, Dining Kitchen, Two upstairs Bedroom & Bathroom, Off Road Parking, Rear Garden

EXTERNAL

At the front, a low-maintenance gravel driveway provides parking space for several vehicles. The boundary is outlined by a timber perimeter fence, with a variety of shrubs and plants adding a touch of colour to the front of the property. At the rear, the garden is thoughtfully arranged over two levels. A spacious patio, ideal for BBQs or alfresco dining, extends across the width of the garden and also accommodates the oil storage tank. A raised lawn area, which is relatively level, is bordered by a mature hedge at the rear, offering added privacy.

COUNCIL TAX

Band C

ENERGY EFFICIENCY

Rating E

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 £250,000 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.



