

LEGAL  
HASTIN&S



Baytrees

Whitsome, TD11 3NB

Offers Over £498,000





Baytrees, is a truly remarkable, architecturally designed property offering a wonderful lifestyle opportunity in a quaint Berwickshire village. Completed in 2019 with an array of clever and well considered design features which combine to make this an exquisite home.



Completed in 2019 Baytrees is a remarkable architecturally designed home offering a fabulous lifestyle opportunity. Quietly nestled into the established Berwickshire village of Whitsome, the property offers plenty of peace and tranquillity whilst still enjoying easy connections to nearby towns and villages, not to mention good commuter links to Edinburgh.

The design of the property has been meticulously planned with many clever design features that combine to make this a wonderfully unique home. The intelligent use of glass creates a great sense of space and light, not to mention the fabulous south facing views from the rear whilst the stone work to the exterior gives great character and the hand crafted staircase provides a standout show piece. The contemporary nature of the interior includes a distinctive mezzanine level seating area and superb open plan living accommodation - planned with modern family living at the forefront of the design and boasting a seamless indoor/outdoor connection. With a luxurious level of finish, there are also several well considered eco credentials that contribute towards an impressive energy rating; solar panels to the south elevation, heat recovery system and under floor heating.

With home working solutions and an adaptable layout, Baytrees is perfectly suited to couples and families alike; the private south facing garden creates a wonderful opportunity to create a super family friendly space, or equally for those keen on gardening, there are ample opportunities for further landscaping and developing the gardens further. The south facing aspect from the rear captures a wonderful view over the surrounding countryside towards the Cheviots in the distance, best enjoyed from the gardens and the impressive balcony off the master bedroom suite.

## HIGHLIGHTS

• Remarkable, one off design • Cleverly planned interior • Unique design features • Peaceful village setting • South facing gardens • Ample parking

## ACCOMMODATION

The luxurious level of finish throughout Baytrees is evident from the outset; the reception hall creates an impressive first impression with full height glazing to the front elevation, an array of skylight windows above and of course the stand out, hand crafted solid wood staircase that leads to the mezzanine landing. The expansive open plan living areas connect seamlessly to the south

facing gardens. With a full height vaulted ceiling, glazed apex, bifold doors and the mezzanine level above, this unique space is the centre of this home; a fabulous entertaining space or the perfect spot for families to come together; the cosy lounge blends seamlessly into the bright and airy dining area beyond which in turn connects to the contemporary and fully fitted kitchen complete with central island. An adjoining utility provides a useful facility. For those working from home there is a peaceful double bedroom on the ground floor which is currently utilised as a dedicated home office, with glazed door leading directly to the garden; this room lies next door to the luxurious family bathroom – complete with a free standing bath in the centre of the room and an open aspect to the gardens at the back via the full height glazed wall, all coming together to create a spa style bathroom. Finally the boot room/work room provides a practical space with external door whilst the store room opposite houses the central heating system

The staircase opens to a galleried landing and mezzanine seating area; flooded with natural light and with glazed balustrade affording an aspect over the kitchen/dining area below. A perfect seating area to relax and unwind, the views through the glazed rear apex are delightful. Continuing with the luxurious theme, the master bedroom has access to a superb balcony commanding a private and sunny aspect over the gardens and surrounding farmland. This sizeable bedroom boasts a dressing room and very smart en-suite wet room. Bedroom two, a light and spacious double room with excellent built in storage lies next to the very smart upstairs shower room with further store/box room to the end of the landing.

## EXTERNAL

Extending around the property on all sides, Baytrees sits on a sizeable plot believed to extend to approximately 0.3 acre. The multi car driveway extends to the front and side, whilst the private gardens open out beyond. Largely laid to grass, for those keen on gardening there are ample opportunities to landscape further. Designed to capture the best of the sun and make the most of the south facing aspect, the sunken patio to the rear which can be accessed directly from the lounge is a perfect spot for alfresco dining and currently houses patio furniture and the hot tub. The open aspect from the garden over the adjoining farmland affords a breath taking panoramic view of the surrounding landscape including the cheviots to the south, the east coast and distinguishable landmarks within the central borders.

## SERVICES

Mains water, electricity and drainage, Double glazing. LPG under floor heating throughout.

## ADDITIONAL INFORMATION

The hot tub is available by separate negotiation.

## COUNCIL TAX

Band G

## ENERGY EFFICIENCY

Rating C

## 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 £498,000 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.





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