

HASTIN^{LEGAL}&S



Field House

Chirnside, TD11 3XX

Offers Over £275,000





A fantastic family home, on a generous wrap around plot; with far reaching views over the countryside and adjoining barn offering endless possibilities for use.



FIELD HOUSE

A charming detached family home, located in the popular village of Chirnside; presented in good order throughout, offering excellent room proportions, and boasting picturesque views of the Cheviots, it combines charm and character in every corner. Inside, you'll find a fabulous farmhouse-style kitchen, useful utility room, and a spacious lounge that provides access to the garden, creating a seamless connection between indoor and outdoor living. The upper floor features three spacious double bedrooms along with a well-appointed family bathroom. The outside space is a real highlight, extending to approx. 0.25 acre, it features a beautiful walled garden, a serene summerhouse complete with pond, this enchanting garden provides a sense of privacy and tranquillity. The adjoining barn extends to some 120m2 and offers exciting possibilities for conversion subject to permissions, whether it be a personal studio or a separate annexe for guest accommodation.

LOCATION

Local, day to day shopping, primary and nursery schooling are all available within Chirnside Connections to the main East Coast rail line are local at both Reston and Berwick. The county town of Duns is five miles west, with its recently built state of the art secondary school, whilst Edinburgh is approx. 50 miles and one hour by car via the A1. The area is famous for country pursuits with fishing on the nearby Whiteadder Water and the famous River Tweed.

HIGHLIGHTS

- Charming Family Home
- Picturesque Views
- Generous Room Proportions
- 0.25 Acre Plot
- Adjoining Barn

ACCOMMODATION SUMMARY

Hall, Kitchen/Dining Room, Utility Room, Sitting Room, Landing, Three Bedrooms, Bathroom.

SERVICES

Mains water, electricity, electric night storage and panel heaters, double glazing.

ADDITIONAL INFORMATION

The sale shall include all carpets and floor coverings, light fittings, kitchen fittings and bathroom fittings. Approx. internal floor area of house is 111m2, with the adjoining barn extending to approx. 120m2.

COUNCIL TAX

Band C

ENERGY EFFICIENCY

Rating G

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 £275,000 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.



