

LEGAL  
HASTIN & S



1 Bakery Buildings

Chirnside Station, TD11 3LJ

Offers Over £280,000







An attractive cottage  
with chocolate box  
charm, offering  
characterful  
accommodation  
including a recently  
upgraded open plan  
family dining kitchen, as  
well as large orchard  
style gardens





Enjoying an enviable semi-rural position, this peaceful stone built cottage is perfect for those seeking a home in the country; with Chirnside and Duns within easy reach all local amenities are still readily available.

Occupying a large plot, the cottage boasts a sizeable and particularly private orchard style garden which can be accessed directly from the kitchen. The cottage benefits from recent upgrades, most notably the impressive open plan family/dining/kitchen which is the hub of this cosy home and provides a fantastic entertaining space; contemporary in style it marries perfectly with the more traditional aspects of the cottage.

### LOCATION

Local shopping, primary and nursery schooling is available at Chirnside whilst the county town of Duns is five miles west with its state of the art secondary school. Edinburgh is approx 50 miles and one hour by car via the A1 there are also local connections on the main East coast rail- line at nearby Reston and Berwick. The area is famous for country pursuits with fishing on the nearby Whiteadder Water and the famous River Tweed and provides ideal walking and horse country in the Cheviot and Lammermuir hills.

### HIGHLIGHTS

- Characterful cottage
- Large orchard style gardens
- Modern family dining kitchen
- Peaceful rural setting
- Close to Chirnside and Duns

### ACCOMMODATION SUMMARY

Entrance Hall, Cloakroom, Sitting Room, Open Plan Family Room/ Dining/Kitchen, Master Bedroom with En-suite Shower Room, Bedroom Two and Family Bathroom, Detached Garage. Gardens

### ACCOMMODATION

The hub of this cottage is unquestionably the recently upgraded family room/dining kitchen; boasting impressive proportions this bright and

airy space is ideal for entertaining or family gatherings. Exposed stone work marries perfectly with the modern sleek fitted kitchen which in turn connects directly to the orchard gardens beyond. The traditional sitting room to the front is a cosy room with open fire, a pretty aspect to the front and a useful walk in store. A ground floor cloakroom with WC and wash hand basin completes the ground floor accommodation.

Boasting an elevated view of the gardens, the master bedroom is a sizeable room with good built in storage and benefits from a well-appointed en-suite shower room. Bedroom two, a further well-proportioned double is served by the neighbouring family bathroom

### EXTERNAL

The large partially walled gardens extend mainly to the side and rear of the cottage. Highly private they are landscaped to provide an orchard and market garden space. An excellent prospect for those keen on gardening or looking to create a wonderful family environment. A further cottage style garden lies to the front. A detached garage provides a useful facility with private parking.

### ADDITIONAL INFORMATION

The sale shall include all carpets and floor coverings, light fittings, kitchen fittings and bathroom fittings.

### COUNCIL TAX

Band E

### ENERGY EFFICIENCY

Rating F

### 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 £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](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.





