



Braeside

Lennel, Near Coldstream, TD12 4EU

Offers Over £190,000



A particularly attractive
stone built cottage
peacefully set into this
desirable leafy village
close to Coldstream
with super open
outlooks and a
charming cottage
garden



Beautifully positioned into the leafy and highly regarded village of Lennel, Braeside is a charming stone built cottage, very attractive in its appearance thanks to its traditional nature and bay window frontage. The cottage boasts open views to the front over grass paddocks and from the upper floor there are super views to The Cheviots in the south; all of this coupled with a very private and charming cottage style garden.

Internally the decor is tasteful and in-keeping with the nature of the cottage; the period charm blending perfectly with some of the well-considered upgrades such as the stylish fully fitted kitchen.

LOCATION

Lennel lies around a mile from Coldstream, which itself is well known as the gateway to Scotland and is set on the banks of the River Tweed with beautiful walks along the riverside and in the nearby Hirsell Country Estate. Local sports include an 18-hole golf course at the Hirsell, tennis courts, horse riding and fishing on the Tweed. It also provides easy access to a large variety of walks within the Northumberland National Park and lovely unspoilt beaches on the Berwickshire coast. Coldstream town offers a good primary school and easy access to secondary schools, a variety of shops and is well placed for easy commuting to both Edinburgh and Newcastle via the mainline station at Berwick upon Tweed only 20 minutes away.

HIGHLIGHTS

- Chocolate box cottage charm
- Leafy village setting
- Open outlooks
- Close to Coldstream
- Recently upgraded kitchen
- Cottage style garden

ACCOMMODATION SUMMARY

Entrance Hall, Open Plan Lounge/Dining/Kitchen, Two Double Bedrooms and Bathroom

ACCOMMODATION

The ground floor hosts a lovely open plan layout which features dual aspect windows including the fabulous bay window overlooking the grass paddocks to the front. Towards the rear of the room there is ample space for dining which in turn opens into the very tasteful, recently upgraded kitchen which provides excellent storage space, ample worktops and fully integrated appliances. A walk in under stair cupboard houses the upgraded central heating boiler and a stable door gives access to the cottage style gardens beyond.

The master bedroom is an impressive room that really captures the best of the views; the bay window to the front provides a perfect seating/reading area with outlooks over the paddocks and to The Cheviots in the distance. This sizeable room boasts a walk in closet, whilst bedroom two is a peaceful double room quietly located to the rear. The bathroom is finished in modern style with fully tiled walls and flooring and fitted with a white suite including a shower over the bath.

EXTERNAL

A charming cottage style garden lies off to the side of the cottage, well stocked and established to ensure plenty of colour. The timber summerhouse and a well-placed patio seating area enjoys sun for much of the day – the ideal spot for summer dining. A private parking space lies to the front of the gardens with provision to expand this if desired.

SERVICES

Mains electric, water and gas. Gas central heating. Double glazing.

ADDITIONAL INFORMATION

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

COUNCIL TAX

Band C

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 £190,000 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.



