



1 Berrybank Farm Cottages

Reston, TD14 5LU

Offers Over £245,000



A superb country cottage in a scenic position yet with easy access to local amenities and transport links. Large woodland edge gardens offer plenty of space whilst the garden room extension is a key feature of this charming home.



Set amidst beautiful rural Berwickshire countryside, this scenic setting offers the best of both worlds; far reaching views yet easy access to local village amenities and excellent local transport links by road and rail.

I Berrybank is a superb home in the country; immaculately presented, the cottage offers a great level of accommodation including an impressive garden room extension which makes the most of the setting and the current vendors have also completed a number of well-considered eco upgrades including the addition of solar panels. Occupying a large plot, the gardens boast a woodland edge backdrop and offer lots of opportunities for a gardening enthusiast or families.

LOCATION

The village of Reston is a small and peaceful community with a population of approximately 500, with amenities including a primary school, village hall, play park and local shop, which also provides Post Office services. The Eye Water runs along the eastern boundary of the village while the main East Coast Railway Line travels along the western edge with a station offering regular connections in the village itself. The main A1 trunk road also offers easy road connections both north and south. The famed Berwickshire coastline is four miles distance and boasts bracing walks over rugged cliff tops, magnificent beaches not to mention the famous marine and coastal reserve at St Abb's Head. What3words location - ///layered.amber.tickling

HIGHLIGHTS

- Superb rural setting
- Impressive garden room extension
- Solar panels
- Large woodland edge gardens
- Immaculate interior presentation
- Ample private parking
- Good local travel/commuter links

ACCOMMODATION SUMMARY

Entrance Porch, Hall, Lounge, Kitchen, Garden Room, Three Bedrooms and Bathroom. Large Floored Attic.

ACCOMMODATION

The storm porch to the front of the property has been a worthy addition providing a very practical space before entering the welcoming hallway. Extending to the front, the lounge gives a lovely cosy cottage feel; windows overlook the front garden and the large multi fuel stove is a great focal point. Open from the rear, the kitchen extends off; very tastefully fitted with an excellent range of timeless cream units with ample storage and worktop space. The kitchen in turn links to the super garden room extension, a perfect spot for dining or conservatory furniture, this restful room is glazed on all sides and has double doors allowing for a seamless indoor/outdoor connection. All three bedrooms are bright and airy rooms with original fireplaces ensuring plenty of character. Two double rooms and a single, which lies next door to the very smart and contemporary bathroom that has also been fully re-fitted. A hatch from the hallway gives access to a large fully floored attic.

EXTERNAL

The gated driveway extends to the side of the cottage providing multi car parking. Beautifully landscaped, the gardens are very well established with a great variety of plantings ensuring plenty of colour and interest. A great environment for a keen gardener but equally offering ample space for those seeking to create a family garden. The woodland edge ensures a lovely backdrop whilst the open farmland beyond affords far reaching views toward the coast.

SERVICES

Mains water and electricity. Double glazing. Solid fuel central heating. Private drainage. Solar panels.

COUNCIL TAX

Band B

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 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 £245,000 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.



