

HASTIN<sup>LEGAL</sup>&S



Westfield

Chirnside, TD11 3UQ

Offers Over £450,000







Westfield is an impressive and particularly attractive detached Victorian villa offering fabulous period accommodation, a sizeable and well established garden including a detached barn/workshop which offers exciting possibilities





Set in the heart of the village, Westfield is a particularly attractive detached Victorian Villa that offers a fantastic level of period accommodation, offering a wonderful opportunity as a family home. Occupying a large, well established plot, the gardens offer fantastic privacy and host a sizeable detached barn that is currently utilised as a workshop but offers excellent scope for further development if desired. Internally the layout offers two public rooms and the choice of up to five bedrooms if required, as well as providing solutions for home working and options to cater for multi-generational living.

### LOCATION

Local shopping, primary and nursery schooling is available at Chirnside with the main shops and the east coast rail connection some 12 miles away at Berwick upon Tweed. 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 and provides ideal walking and horse country in the Cheviot and Lammermuir hills.

### HIGHLIGHTS

- Large established plot
- Detached barn/workshop
- Period accommodation
- Excellent family home
- Pleasant village setting

### ACCOMMODATION SUMMARY

Entrance Vestibule Hall, Lounge, Dining Room, Breakfasting Kitchen, Rear Porch, Ground Floor Bedroom, Master Bedroom with En-Suite, Three Further Bedrooms and Family Bathroom

### ACCOMMODATION

The traditional Victorian tiled entrance ensures a lovely warm welcome with both public rooms branching off. The lounge is a cosy room; a great space to relax, with dual aspect windows and a lovely open coal fire whilst the dining room features a multi fuel stove creating a lovely space for family to gather. Opening from the rear is

the breakfasting kitchen with views over the fields beyond and a useful porch/boot room giving access to the gardens. The fifth bedroom lies on the ground floor, accessed via a small private hallway; a restful room that could also provide a very nice home office if preferred.

Four bedrooms extend off the first floor landing, most of which feature ornate original fireplaces. The master benefits from an en-suite shower room, whilst the others are served by the family bathroom which features an impressive Victorian roll top bath.

### BARN

A detached barn/former blacksmith's smiddy lies within the gardens to the front; serviced with electricity and power, this is a fantastic space that offers so many exciting possibilities. Currently used as a workshop and store, but has scope for further development

### EXTERNAL

Beautifully established ground lie to the front and side of the Westfield. Boasting fantastic levels of privacy and a great family friendly space with large lawns, colourful plantings, a vegetable plot and tucked away orchard.

A former stable building towards the rear currently provides useful outdoor storage, but again could offer development opportunities.

### SERVICES

Mains water, electricity and drainage. Oil central heating. Double glazing.

### COUNCIL TAX

Band E

### ENERGY EFFICIENCY

Rating E

### 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 £450,000 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.





