

HASTIN^{LEGAL}&S



4 The Granary

Coldstream, TD12 4JU

Offers Over £440,000





Welcome to No. 4, an architecturally designed, contemporary home offering the perfect blend of modern living and rural tranquility. Set on a countryside plot with uninterrupted views of the surrounding landscape, this unique property is a rare lifestyle opportunity.



4 THE GRANARY

Completed in 2023, the property boasts uninterrupted views across neighboring land and features a range of thoughtful, well-considered design elements that make it an exquisite choice for those seeking a distinctive family residence. Every aspect of this home has been meticulously planned, with clever architectural details that set it apart. A striking double-height glass gable wall floods the main living area with natural light, creating a stunning sense of space and openness. The neutral décor throughout provides the perfect canvas for new owners to add their own personal touch. At the heart of the home is a beautifully designed open-plan kitchen, dining, and living space. The handcrafted shaker-style kitchen is bespoke to the property, featuring premium details such as a quartz worktop and a high-end Everhot stove. The home offers three to four spacious double bedrooms, including a master suite with a generous walk-in wardrobe and a stylish en-suite shower room. Outside, the gardens have been simplified for low maintenance, while still offering the potential to landscape according to individual taste. Balancing modern living with eco-conscious features, this exceptional home is perfectly suited to today's discerning buyers.

LOCATION

Ruthven is a small hamlet located on the outskirts of Coldstream, the elevated position enjoys wrap around countryside whilst only being three miles from Coldstream. Coldstream 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 tennis courts, horse riding paths and fishing on the Tweed. It also provides easy access to 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.

DIRECTIONS

What3words gives a location reference which is accurate to within three metres squared. The location reference for this property is [///unlimited.required.preheated](#)

HIGHLIGHTS

• Remarkable, Architect Design • Cleverly planned interior • Bespoke hand crafted Kitchen and Utility Room • Peaceful Countryside Setting and un-interrupted views. • Short drive to Town amenities

ACCOMMODATION SUMMARY

Entrance Hallway, Open Plan Living/Dining/Kitchen, Utility Room, 2nd Reception Room or 4th Bedroom, Downstairs Shower Room, Three Double Bedrooms Including Master Suite With Walk Through Wardrobe And En-Suite, Family Bathroom, Integral Gargage.

ACCOMMODATION

The entrance hallway provides access to the ground floor and sets the tone for this thoughtfully designed home. At the front, a versatile fourth bedroom-currently used as a snug-offers flexibility for various lifestyle needs. Conveniently located on the same level, a stylishly tiled shower room with a large walk-in shower enhances practicality, making this area ideal for guests or those with mobility considerations. Continuing through the lower level, a well-equipped utility room features bespoke handmade cabinetry offering generous storage. A stunning live-edge wooden bench adds a perfect blend of form and function, while opposite, ample worktop space, a sink, and designated areas for both a washing machine and tumble dryer complete this highly functional space. The heart of the home lies in the striking open-plan living, dining, and kitchen area. With breathtaking views, the vaulted living room and dramatic gable-end glass wall frame a captivating, ever-changing landscape. The handcrafted kitchen combines charm and practicality, with extensive storage including larder units and deep island drawers. A Belfast sink and Everhot cooker lend a touch of classic country living, while a spacious dining area sits comfortably to the right. The generous living space is centred around a characterful multi-fuel stove, creating a warm and inviting atmosphere. Upstairs, three further double bedrooms offer ample space for free-standing furniture. The master suite features a walk-through dressing area with abundant storage, leading to a sleek en-suite shower room complete with a tiled walk-in shower and a chic three-piece suite that evokes a boutique hotel feel. A distinctive main bathroom, adorned with bold pink tiles, a quirky roll-top bath, and a separate shower, serves the remaining bedrooms.

EXTERNAL

At the front, a low maintenance gravelled driveway and timber gate provides ample secure parking for multiple vehicles. A minimal lawn wraps around the property providing a blank canvas for any keen gardener. A patio to the rear provides a great area to admire the countryside with space for BBQ's and al-fresco dining

SERVICES

All Mains Services, Solar Panels, Air Source Heat Pump & Hot Water Cylinder

COUNCIL TAX, ENERGY EFFICIENCY & TENURE

Band F, Rating B & 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.

MARKETING POLICY

Offers over £440,000 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.



