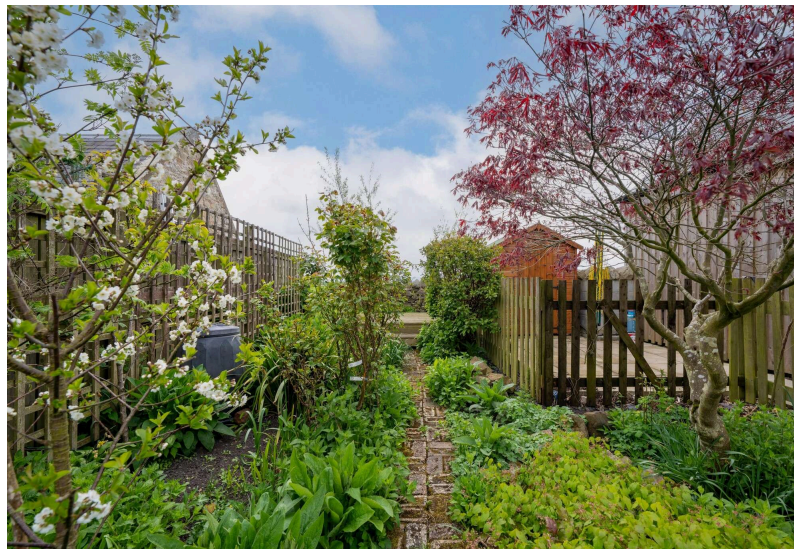


HASTIN^{LEGAL}&S



Cherrytree Cottage

Whitsome, TD11 3NB

Offers Over £145,000



1 bed



1 public



2 bath



A Pretty Sandstone Cottage Offering
Sympathetically Upgraded Interiors And Large
Cottage Style Gardens With Far Reaching Views

Lounge, Dining Kitchen, Boot Room, Cloakroom,
Double Bedroom And Shower Room



Nicely set within the heart of this small Berwickshire village, Cherrytree Cottage is a pretty end terrace sandstone dwelling. Offering a fully renovated interior that has been thoughtfully planned to provide a modern well equipped home with a number of lovely period features that provide plenty of charm and character; the exposed stone work, ceiling beams and stable door all pay homage to the Victorian era.

A stand out feature of the cottage is unquestionably the large cottage garden to the rear; with a sunny southerly aspect the garden is beautifully stocked to ensure lots of colour and interest and the decked seating area has been perfectly placed to maximise the far reaching views to the Cheviots in the distance.

The cottage serves as a perfect weekend bolt-hole but would be equally well suited as a main residence within an active and inviting village community.

LOCATION

Whitsome Village offers amenities including a post office, village shop and community hall. Larger towns such as Duns, Coldstream and Chirnside are all within a short drive and indeed Berwick Upon Tweed is under 10 miles away. The main east coast rail line operates from nearby Reston & Berwick with regular connections to Edinburgh and the south whilst the A1 offers good road connections in both directions.

HIGHLIGHTS

- Renovated interior
- Exposed stone work
- Ceiling beams
- Beautiful cottage gardens
- Far reaching views
- Excellent weekend home
- Ideal main residence
- Active village community

ACCOMMODATION SUMMARY

Lounge, Dining Kitchen, Boot Room, Cloakroom, Double Bedroom and Shower Room

ACCOMMODATION

The stable door to the front sets the tone for the cottage charm throughout. The lounge featuring exposed stone work and ceiling beams is a lovely relaxing room; decorated in bright neutral tones to maximise the feeling of light and space. Extending to the rear, the kitchen is well appointed and provides ample space for every day dining. The rear boot room is a practical space which links to the gardens beyond and features a useful downstairs cloakroom with WC and wash hand basin.

The upper floor hosts the large double bedroom; this room boasts an open outlook to the front with views towards the Lammermuir Hills. Excellent built in storage is provided and the en-suite shower room has been tastefully completed with modern fixtures and fittings.

EXTERNAL

A beautiful and surprisingly large cottage style garden extends to the rear; expertly stocked to offer great variety and colour. In addition to the painted beds there is a paved patio, fish pond and storage shed. The gardens culminate in a raised decked terrace positioned to at the far end next to the stone dyke boundary; this has been expertly placed to make the very best of the far reaching rural outlooks that take in the Cheviots

in the distance.

SERVICES

Mains water, electricity and drainage. Electric heating. Double glazing.

ADDITIONAL INFORMATION

The sale shall include all carpets and floor coverings, light fittings, kitchen fittings and bathroom fittings. Furniture may be available by separate negotiation

COUNCIL TAX

Band A

ENERGY EFFICIENCY

Rating G

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 £145,000 are invited and should be submitted to the Selling Agents, Hastings Property Shop, 28 The Square, Kelso, TD5 7HH, 01573 225999 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.