



Lych View

Fogo, Near Duns TD11 3RA

Offers Over £395,000





This former schoolhouse is peacefully set into the picturesque and leafy hamlet of Fogo, near Duns. Occupying a magnificent plot with views to the church yard, and offering a traditional well-proportioned interior



Beautifully set in the heart of this pretty and leafy hamlet, only a few miles from Duns, Lych View, as the name suggests overlooks the ancient church of Fogo with the church yard creating a superb backdrop to the truly wonderful gardens. The house itself is a former schoolhouse and offers a traditional layout of well-proportioned family accommodation. This particularly attractive detached dwelling has served as a happy family home for decades and has been meticulously maintained by the vendors whilst now offering easy and exciting opportunities for a purchasers to make their own changes to create a wonderful family home specific to their requirements. Set in gardens extending to approximately ½ acre, the grounds are a tranquil oasis and a true haven for gardening enthusiasts with plenty of space to cultivate and enjoy. Beautifully kept and incorporating stretches of well kept lawn, a productive kitchen and fruit garden together with well-established beds and borders for year round interest. The well placed summerhouse to the bottom of the garden catches the sun for much of the day; the ideal spot to relax and enjoy the surroundings. There is also a multi car driveway, three garages and a useful selection of outhouses.

LOCATION

The leafy hamlet of Fogo lies approximately three miles south of Duns and is centred around the ancient Church and Church Yard. Facilities in Fogo include the well regarded Fogo nursery; a quality pre-school childcare setting. Duns offers good educational and recreational facilities including primary and secondary schools, a swimming pool, tennis courts, 18 hole golf course, library, various speciality shops and walks and nature reserve within the grounds of Duns Castle and is home to the classical Edwardian Mansion at Manderston. Edinburgh is 45 miles away with regular East Coast rail connections at Berwick upon Tweed and Reston.

HIGHLIGHTS

- Highly attractive former school house
- Magnificent gardens of approx. ½ acre
- Fogo Church as a backdrop
- Spacious interior
- Easy opportunities to modernise

- Three garages • Multi car driveway

ACCOMMODATION SUMMARY

Entrance Hall, Sitting Room, Dining Room, Breakfasting Kitchen, Utility Room, Cloakroom, Three Double Bedrooms, Bedroom Four/ Home Office, Bathroom and Separate Shower Room

ACCOMMODATION

Branching off the traditional entrance hall, both public rooms are similar in size, each enjoying a super outlook over the gardens towards the church; both have feature fireplaces housing cosy log burning stoves. Extending towards the rear is the sunny breakfasting kitchen offering a good range of cabinetry with a useful utility room next door and the ground floor cloakroom with WC and wash hand basin.

The upper landing gives way to three spacious double bedrooms and a fourth single room which is currently used as a home office. Each room boasts a different aspect over the grounds below. The family bathroom is well appointed and there is the advantage of a separate shower cubicle next door with its own access off the landing.

EXTERNAL

The magnificent grounds have been lovingly tended over the years to provide what is now a superbly stocked garden full of colour and interest. A haven for wildlife and a gardener's paradise, this enviable plot would also provide a wonderful environment for young family. The church yard beyond is a lovely backdrop and the levels of privacy throughout the gardens is fantastic. The gated driveway provides multi car parking and gives access to three garages plus a workshop and useful outhouse/garden store.

SERVICES

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

ADDITIONAL INFORMATION

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

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 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 £395,000 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.



