



Rosevale

Tower Road, Ayton, TD14 5QX

Offers Over £395,000



Rosevale, beautifully set within a private south facing garden, is a deceptively spacious home offering tastefully modernised interiors that blend seamlessly with some of the property's retained period features. Quietly positioned within the heart of the village, enjoying plenty of peace and tranquillity yet within a short stroll from the village shop and other amenities



Originally two cottages which were combined to provide one sizeable dwelling Rosevale offers a particularly deceptive level of accommodation which is perfectly suited to families, those working from home or even perhaps those looking to run a small B&B venture.

The light filled interiors offer a choice of living spaces and the option of up to four bedrooms if desired thanks to the first floor attic conversion. Having been beautifully modernised by the current owners, the contemporary fixtures and fittings marry seamlessly with the retained period features. This traditional character is perhaps most evident within the drawing room which boasts beautiful high ceilings creating a real sense of grandeur; this combined with the decorative cornicing and feature fireplace make for a particularly restful space. The living spaces continue, to include a cosy family room/ snug, complete with log burning stove, a great entertaining dining room and sunny conservatory which the current owners spend much of their time in over the summer months. Doors to the side extend directly out on to a large decked dining terrace which is perfect for a sunny morning coffee or to enjoy the warm evening sun before it goes down.

The contemporary upgrades come into their own in the sleek, modern kitchen; expertly fitted with a clean, crisp finish and an excellent range of high gloss units. The adjoining utility room links to the rear garden via a stable door.

Enjoying a versatile layout the bedroom accommodation currently includes a 'guest wing' hosting a large double room and adjoining four piece bathroom. This section of the property also has its own dedicated external access via a door from the back gardens. To the other end of the cottage you find the master bedroom suite complete with a range of Sharp's built in wardrobes, French doors opening directly to the external decked terrace with garden beyond and a very smart en-suite shower room. A second double bedroom lies next door with useful cloakroom opposite.

A most successful attic conversion offers further flexibility with the stairs ascending into an open plan space, currently providing a home office and quiet seating area. Beyond lies a further double bedroom

Within the gardens the gated private drive offers ample parking and a

lovely welcome with a selection of pretty cherry blossom's cascading above. From here, meticulously manicured gardens extend to the front and rear of the property with a pretty walled boundary, neat lawned sections and established beds/borders. There is also a useful selection of garden sheds/ out-houses.

The south facing aspect of Rosevale commands sun throughout the day, and this is combined with excellent levels of privacy. Set well back from the High Street, the property is peaceful and quiet yet remains within walking distance of the primary school, village shop and bowling green.

LOCATION

Ayton is a small traditional Borders village which benefits from a good selection of local amenities, while the local primary school has a very good reputation, as does Eyemouth High School which is only a couple of miles away. The beautiful Baronial red sandstone Ayton Castle sits proudly in its well-tended grounds and is open to the public during the summer months, while the local pub and bowling club are perfect for socialising with the local community. The village has excellent access to the A1 and lies within a few miles of Reston train station which allows easy commuting to Edinburgh to the north and Newcastle to the south, while direct bus routes to Eyemouth, Duns and Berwick-upon-Tweed, with its mainline railway station, provide great public transportation links.

HIGHLIGHTS

• Beautiful south facing position • Highly versatile interior • Excellent internal proportions • Contemporary fixtures & fittings • Period features • B&B potential • Attic conversion • Walled gardens • Decked dining terrace

ACCOMMODATION SUMMARY

Reception Hall, Drawing Room, Family Room/Snug, Dining Room, Conservatory, Breakfasting Kitchen, Utility Room, Master Bedroom with En-Suite Shower Room, Bedroom Two with Adjoining Bathroom, Bedroom Three with Cloakroom opposite. Home Office/Seating Area and Bedroom Four

ADDITIONAL INFORMATION

The sale shall include all carpets and floor coverings, light fittings, bathroom and kitchen fittings including the range of integrated appliances.

SERVICES

Mains water, gas, electric and drainage Double glazing. Gas central heating

COUNCIL TAX

Band E

ENERGY EFFICIENCY

Rating D

TENURE

Freehold

VIEWING

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 £395,000 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.



