



10 Coldstream Road

Swinton, Duns, TD11 3JE



A Charming Detached 19th Century Cottage Offering A Wealth Of Period Charm And A Rich History. Peacefully Positioned Within The Village And Occupying A Large Private Plot Providing A Wonderful Opportunity For Those Seeking A Characterful Period Home.



Peacefully and privately nestled towards the edge of the village, this 19th Century detached cottage offers a wealth of character and a rich history; a former Coaching Inn and stop over point on the way south for those travelling by horse and cart, and to this day, the original well in the garden still provides drinking water - one of many fantastic period features. For those seeking a charming period home, this cottage has lots to offer, with generous accommodation extending over two floors, space for future extension and plenty of exciting opportunities for a purchaser to make their own changes and create a really wonderful period family home. With a south-westerly aspect, the cottage boasts a large, highly private garden which catches the sun for much of the day; a peaceful environment, perfectly suited to family life, entertaining and those keen on gardening.

LOCATION

Swinton lies midway between the Berwickshire towns of Duns and Coldstream - a quintessential Border village centred around a pretty village green. The active village community benefits from a number of amenities within the village including the highly regarded Wheatsheaf Hotel and Restaurant, Play Park, Garage, Church not to mention the local Primary School that serves the village and the surrounding rural community whilst the Berwickshire High Campus lies just a short drive away in nearby Duns. The area is surrounded by beautiful landscape - an ideal country location with opportunities for fishing on the Tweed, golf at Duns and The Hirsch at Coldstream and walking in the Cheviot and Lammermuir hills

HIGHLIGHTS

- Characterful detached cottage
- Former coaching Inn
- Peaceful village location
- Large private garden
- Ideal holiday home investment
- Off road parking
- Exciting opportunities for upgrading
- Scope and Space for Future Extension

ACCOMMODATION SUMMARY

Entrance Hallway, Living Room, Kitchen, Two Bedrooms one with walk in dressing room, Bathroom, External Store

ACCOMMODATION

The charm and character of this quaint cottage is apparent immediately, with the beautiful stone work and traditionally thick stone walls. Upon entering, a hallway leads to all main rooms. The living room, with an outlook of the garden, is a cosy area for relaxation, featuring a central fireplace, which serves as a focal point. The kitchen, accessible from the living room offers ample storage space and enjoys a lovely direct connection to the extensive gardens beyond. On the lower level, a hallway leads to a spacious family bathroom with a fitted suite and a large double bedroom with a pretty garden aspect. This bedroom offers convenient ground-level access and is an ideal spot for unwinding and relaxation.

The main bedroom occupies the entire first floor, a fantastic room with lots of scope to create a truly impressive master suite with the adjoining walk in cupboard



offering potential as a dressing room or en-suite.

EXTERNAL

Mature hedges line the boundaries, ensuring great privacy for the peaceful garden. The area is primarily lawned with some mixed planters, with a patio accessed just off the front door and Kitchen, creating a perfect space for entertaining family and friends. Gardening enthusiasts will appreciate the spacious grounds whilst the peaceful, private nature of the outside space also makes for a wonderful family friendly environment. The property boasts off-road parking and foundations for a garage, providing ample space for multiple vehicles or additional parking.

SERVICES

Mains Services, Oil Fired Central Heating

COUNCIL TAX

Band D

ENERGY EFFICIENCY

Rating F

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 £169,000 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.