# Anfield House, Orange Lane, Coldstream, TD12 4LY

## Offers Over £635,000

- Spacious Detached House
- Stylish Modern Kitchen
- Luxury Hotel-Style Bathrooms
- Generous Well Tended Garden
- Extensive 345m sq. Floor Area
- Impressive Vaulted Entrance
- Living Room & Dining Room
- 4 Bright Spacious Bedrooms
- Utility Room & Ample Storage
- Large Gravel Driveway / Parking

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Interested In viewing this property?

Viewing by appointment only with Melrose & Porteous

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## LOCATION:

Conveniently set on a quiet lane near the A697, linking Edinburgh to Newcastle, thus making it an ideal location for commuters. Coldstream is approx. 6 miles away and Kelso is approx. 7 miles away both offering an extensive range of amenities between them. Set in a rural location overlooking fields perfect for countryside living.

## DESCRIPTION:

Anfield House is an extremely spacious, architect-designed family home, built approximately 10 years ago. The property was designed and finished by its current owners to an exceptionally high standard, featuring hotel-style bathrooms and a large, modern white-fitted kitchen contrasted with striking black floor tiles for a dramatic effect. Boasting an impressive floor area of 345 $m^2$, Anfield House offers large, well-proportioned rooms throughout. The open, vaulted entrance hall creates a stunning first impression and leads seamlessly into the main living spaces, where the living room, dining room, and kitchen flow effortlessly together. Additional ground floor features include a large utility room and a gardener's WC. A particular highlight on the ground floor is the spacious bedroom with its own luxurious shower room — perfect for guests or multi-generational living.
Upstairs, there are three further bedrooms, including a magnificent master suite with a Juliet balcony, walk-in wardrobe, and en-suite bathroom. A beautifully designed family bathroom completes the first floor, offering a perfect space for relaxation. Viewing is highly recommended to fully appreciate the exceptional space, design, and finish of this remarkable property.

## EXTERNALLY:

Anfield House is set in around a third of an acre of meticulously maintained garden grounds. The current owners have lovingly cultivated the garden, and it is evident that it is developing beautifully. Cherry Laurel hedges, carefully planted, are steadily growing and will ultimately enhance the property's privacy all year round. A large gravel driveway leads up to the entrance, offering ample parking to the front and side, along with a spacious garden shed / workshop. The lush green garden, with its well-planted borders and thoughtfully designed cut-out areas, is a vibrant array of colour and life.

## SERVICES:

Mains electricity, gas and water. Septic tank drainage. Underfloor heating in all the bathrooms, kitchen, utility and dining room.

## IMPORTANT INFORMATION:

By mutual arrangement. Home report available. Additional arrangements through agents Offers should be submitted to Melrose & Porteous, 47 Market Square, Duns, Berwickshire, TD11 3BX (DX 556 522 DUNS) Only those parties who have formally requested their interest may be advised of any closing date fixed for offers. These particulars are for guidance only. All measurements were taken by a laser tape


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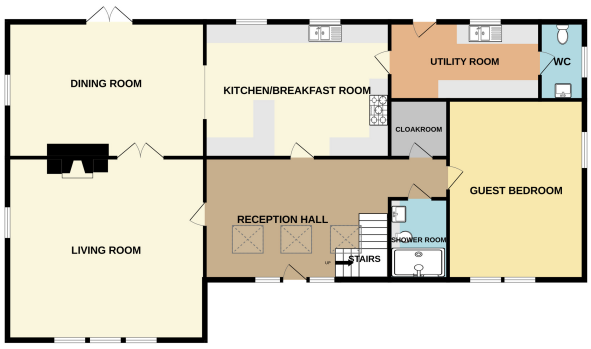
FLOOR PLAN:

GROUND FLOOR




1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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ACCOMMODATION:

- RECEPTION HALL (5.95M X 3.97M) including stairs
- DINING ROOM (6.43M X 4.43M)
- UTILITY ROOM (4.90M X 2.53M)
- BEDROOM 1 (5.88M X 4.45M)
- CUPBOARD (1.88M X 1.81M)
- MASTER BEDROOM (5.98M X 5.93M)
- AIRING CUPBOARD (2.69M X 1.77M)
- BEDROOM 3 (5.50M X 4.14M) at widest
- LIVING ROOM (6.43M X 6.18M)
- BREAKFASTING KITCHEN (5.93M X 4.44M)
- GARDENERS' WC (2.52M X 1.45M)
- WET / SHOWER ROOM (2.62M X 1.07M)
- LANDING (8.61M X 2.61M) at widest
- EN-SUITE SHOWER (3.94M X 2.43M)
- FAMILY BATHROOM (3.90M X 2.96M) at widest
- BEDROOM 4 (6.45M X 6.17M) including wardrobes

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