



THE STEADING, FOULDEN DEANS, FOULDEN, TD15 1UF

- Modern Detached House
- Steading Building
- Dining, Kitchen & Utility
- 3 Bathrooms/Shower r'ms
- 5 Double Bedrooms
- Development Potential
- Paddock, Garden & Parking
- Spacious Accommodation

OFFERS AROUND £460,000



MELROSE & PORTEOUS
SOLICITORS & ESTATE AGENTS
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LOCATION

Tucked away from the road at Foulden Deans the property sits within a small cluster of houses on the edge of the extended outskirts of the village of Foulden. The village sits approx. 11 miles from Duns which offers a wide range of amenities. Although the property sits just within Scotland in the Scottish Borders it is only approx. 3.5 miles from the A1 which by-passes the Northumberland market town of Berwick upon Tweed which offers extensive amenities, recreational facilities and excellent North and South transport links.

HOUSE DESCRIPTION

An individually designed and extremely spacious detached house built in "2004" on the steading site with an approx. 2-acre paddock. Part of the old steading building still remains and the present owner is looking to obtain planning permissions to convert into further living accommodation (subject to approval by the Local Authority). This impressive 5-bedroom property boasts well-proportioned accommodation throughout with a floor area of approx. 273m² (2938ft²) which include a spacious entrance area and a sitting/reading area on the landing. The property is in excellent decorative order and benefits from oil fired central heating, double glazing, ample storage, accessible living accommodation on the ground floor, wood burning stove in lounge, large attic space and three bathroom/shower rooms. Viewing is highly recommended to appreciate the potential and the space this property has to offer.

HOUSE ACCOMMODATION

Entrance Hall	(4.96m x 3.65m) (16'3"x11'7") at widest
Lounge	(6.63m x 6.03m) (21'9"x19'9")
Bedroom 5 / Study	(4.87m x 4.19m) (15'8"x13'9")
Shower Room	(2.99m x 2.38m) (9'9"x7'9")
Utility Room	(4.20m x 3.00m) (13'9"x9'10")
Breakfasting Kitchen	(4.20m x 3.56m) (13'9"x11'8")
Dining Room	(4.33m x 4.20m) (14'2"x13'9")
Landing/Sitting Area	(6.78m x 6.65m) (22'2"x21'10") at widest
Master Bedroom	(5.55m x 4.23m) (18'1"x13'10")
En-Suite Shower Room	(4.22m x 2.35m) (13'10"x7'8")
Family Bathroom	(4.22m x 2.98m) (13'10"x9'9") at widest
Bedroom 2	(4.22m x 3.64m) (13'10"x11'11")
Bedroom 3	(5.43m x 4.23m) (17'9"x13'10") at widest
Bedroom 4	(6.03m x 5.39m) (19'8"x19'5") at widest

STEADING ACCOMMODATION

Stable	(4.93m x 4.05m) (16'2"x13'3")
Workshop	(6.73m x 4.05m) (22'1"x13'3")
Store	(5.87m x 3.95m) (19'2"x13')
Cart Shed (no roof)	(3.95m x 2.94m) (13'x9'6")

EXTERNALLY

The area round the house provides more than adequate parking for several cars. The Steading building sits well separated from the main house and with no windows on the gable end provides privacy should it be converted for residential use. To the rear direct from the house is a patio area with steps up on to the raised garden with attractive planted rockery area on the incline. The rear garden is mainly laid to lawn with an access gate into the 2-acre (approx) paddock. The paddock has is fenced off and currently used for sheep with a gate from the track beyond the houses to the west.

SERVICES

Mains Electricity, Drainage and Water
 Oil Central Heating
 Council Tax: Band G
 EPC: Band D

VIEWING

By appointment with Melrose & Porteous Tel: 01361 882 752

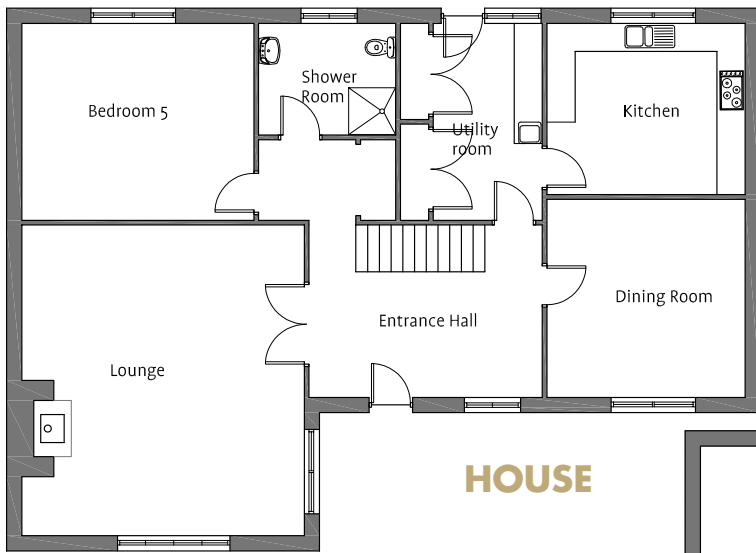
SURVEY/ENTRY

By mutual arrangement. Home report available. Additional arrangements through agents

Offers should be submitted to Melrose & Porteous, 47 Market Square, Duns, Berwickshire, TD11 3BX (LP1 Duns)

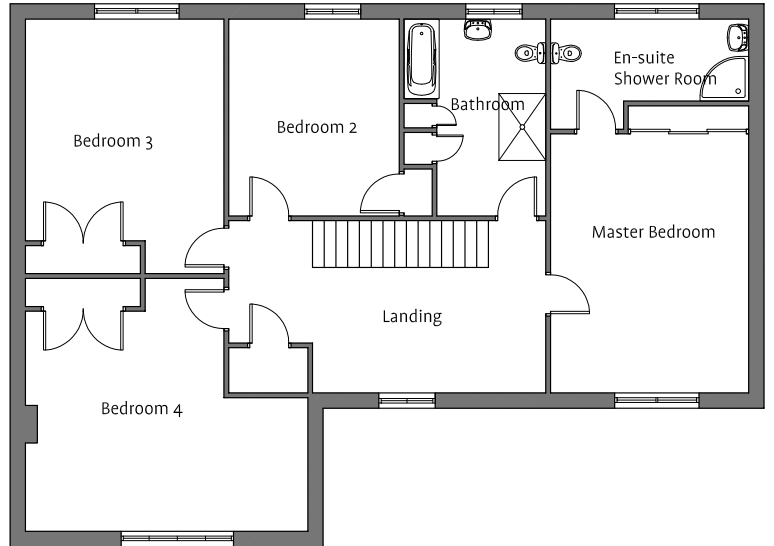
Only those parties who have formally requested their interest may be advised of any closing date fixed for offers. These particulars are for guidance only. All measurements were taken by a sonic tape measure and may be subject to small discrepancies. Although a high level of care has been taken to ensure these details are correct, no guarantees are given to the accuracy of the above information. While the information is believed to be correct and accurate any potential purchaser must review the details themselves to ensure they are satisfied with our findings.





GROUND FLOOR PLAN

HOUSE



FIRST FLOOR PLAN



GROUND FLOOR PLAN

STEADING