



3 Blackburn Farm Cottages  
Grants house, TD11 3RX

£950 Per Month



3 bed



1 public



2 bath



This deceptively spacious and charming farm cottage perfectly blends modern convenience with countryside serenity, making it an ideal retreat for those seeking comfort, style, and breath taking rural views.





Blackburn Farm Cottage is a newly decorated, charming three-bedroom mid-terrace retreat, nestled within the serene Blackburn Farm estate. Set on a tranquil working farm, this spacious cottage spans two floors, offering the perfect balance of rustic charm and modern comfort. Designed with family living in mind, the home features warm, neutral interiors and generously sized rooms, creating a welcoming space for both relaxation and everyday activities. The property has been recently decorated with neutral-toned walls and plush carpeting creating a modern and inviting feel throughout. Surrounded by peaceful countryside yet just a stone's throw from the A1, it offers the best of both worlds—idyllic rural living with effortless access to amenities, shops, and local attractions.

### LOCATION

Grants house is a peaceful village tucked away in beautiful Berwickshire, just off the A1 and only ten miles north of the charming harbour town of Eyemouth, which offers a high school. A short drive to the picturesque village of Coldingham, just eight miles away, you'll find a wealth of local amenities, including a primary school, play park, community hall, and a doctor's surgery. Rich in history, Coldingham Priory stands as a local landmark, while the stunning 'Blue Flag' Coldingham Beach attracts surfers and holidaymakers alike. A little further north, the village of St Abbs offers a breathtaking Nature Reserve and Bird Sanctuary. The cliff-top walk from Coldingham to St. Abbs is simply spectacular and highly recommended for nature lovers. Known for some of the best diving spots in the UK, the area draws divers from around the world. For those commuting, excellent transport links are readily available with main east coast rail connections at Reston and Dunbar, and the A1 provides easy access to Edinburgh and beyond.

### ACCOMMODATION SUMMARY

Lounge, Family Kitchen, Utility Room, Downstairs WC, Three Double Bedrooms & Family Bathroom

### ACCOMMODATION

Stepping through the main door, you are welcomed into a beautifully presented living room, where natural light streams in through a large bay window, creating a warm and inviting ambiance. At its heart, a stylish wood-burning stove is set within an elegant recessed fireplace, complete with a natural wood mantel—perfect for cosy evenings by the fire. The seamless blend of modern comfort and rustic charm makes this space ideal for both relaxation and entertaining. A generously sized storage cupboard ensures everyday household essentials are neatly tucked away. Off the lounge is one of three well-appointed bedrooms, freshly carpeted and tastefully decorated to create a bright and welcoming retreat. This room enjoys a lovely front-facing view of the property and is bathed in natural light, thanks to its charming bay-style window, adding to its airy and peaceful feel.

The heart of the home is the thoughtfully designed L-shaped kitchen, boasting generous worktop space along with a range of drawers and under-counter storage. This impressive space also accommodates a family dining table, making it the perfect setting for everyday meals or special gatherings. Beyond the kitchen, a practical and well-equipped utility room adds to the home's functionality, offering ample space for multiple appliances to support modern-day living. Additionally, a conveniently located downstairs WC enhances the home's overall comfort and practicality.

Upstairs, the property features two generously sized double bedrooms, both newly decorated and finished with plush, freshly laid carpets. Each bedroom benefits from stunning front-facing views of rolling hills and open fields, offering a sense of tranquillity and escape. Both rooms also feature large built-in storage cupboards, maximizing space and organization. Completing the upper floor is a newly installed, stylish three-piece bathroom, fitted with an electric shower over the bath, a sleek WC, and a modern sink with a built-in vanity unit—providing both elegance and essential everyday storage.

### EXTERNAL

The garden, accessible directly from the kitchen, provides a peaceful space for alfresco dining, family time, and relaxing outdoors. At the front of the property, you'll find a spacious communal garden with benches and a fire pit, ideal for socializing or unwinding in the evenings.

With scenic country walks surrounding the area, you'll enjoy stunning views of the neighbouring fields and rolling countryside, offering a tranquil escape right on your doorstep. Inside, the property offers ample storage, and there's also an exclusive external cold shed for larger items such as BBQs, gardening tools, and bikes. Parking is conveniently located at the front, with space for up to two vehicles.

### COUNCIL TAX

Scottish Borders Council - Band B

### ENERGY PERFORMANCE CERTIFICATE

TBC

### LANDLORD REGISTRATION NUMBER

37355/355/21580

### SERVICES

Mains Electricity, Private Drainage, Oil Fired Heating & Double Glazing

### ADDITIONAL INFORMATION

Rent £950 per calendar month, plus council tax & utilities. One month's deposit is required and references are obtained for the successful applicant through HomeLet Referencing. Offered on a Private Residential Tenancy, though a long term let preferred. No smoking is permitted on the premises.

An application form must be completed before a viewing will be booked and will be subject to eligibility criteria.

As the property is on private land, we ask interested not to visit the property unless invited to a viewing.

If applying, please be mindful that as the property is situated on a working farm and to take into account when applying that there will be farm vehicles in use from early morning and throughout the day, as well as farm animals surrounding the property.

Application forms can be accessed by calling 01573 229887 where you will be asked to provide some basic details for shortlisting. Completing an application form does not guarantee a viewing.

Please note we may have to close the application stage of the process early as we anticipate a very high level of interest for this property.

One pet considered for an additional deposit of £250.

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