



## Mansefield House, 91 High Street, Coldstream

Offers Over £675,000

**PATON & CO**  
ESTATE AGENTS





## Mansefield House

91 High Street, Coldstream

Mansefield is a beautifully renovated Victorian property offering timeless character, modern comforts, and private, immaculate gardens. Perfectly situated near the River Tweed.

- Beautifully renovated Victorian detached home with original period features
- Spacious sitting room, bright drawing room, and versatile dining/playroom
- Stunning open-plan kitchen with island, double oven range, and walk-in pantry
- Four generously sized double bedrooms, three with en-suite bathrooms
- Luxurious principal bedroom with dressing room and en-suite bathroom
- Well-maintained, landscaped gardens with patio area and private driveway
- Convenient garage at the rear and ample storage throughout the property



Discover the charm and elegance of Mansefield, a detached Victorian property that has been meticulously renovated to a high standard while preserving its rich historical character. The property has been tastefully upgraded and decorated in a classic style, creating an immaculate family home set within beautifully maintained gardens that offer both privacy and convenience. Located in a prominent position close to the River Tweed and the English Border, the property provides easy access to nearby towns and amenities, making it an ideal sanctuary for a variety of discerning buyers.

### **Elegant Period Features with Modern Comforts**

Mansefield seamlessly blends the convenience of modern living with timeless classical features. The home is adorned with ornate cornicing, original shutters, doors, and fireplaces that add to its unique charm. Upon entering, you are greeted by a welcoming vestibule that leads into a grand entrance hall with polished wooden floors. To the left, a comfortable sitting room invites relaxation, while a bright and spacious drawing room on the opposite side overlooks the front garden. Additionally, this level includes a versatile dining room/snug.

At the heart of the home lies the stunning dining kitchen, featuring a stylish range of wall and floor units, a double oven range cooker, a Belfast sink, a fridge freezer, and a kitchen island. A fitted dresser unit with a TV and a walk-in pantry enhance the kitchen's functionality. Beyond the kitchen, you will find a utility room, a second walk-in pantry, and a shower room with a WC, ensuring practicality and ease.

### **Spacious and Versatile Accommodation**

A fine staircase leads to a split-level landing, where steps to the right reveal a double bedroom complete with a walk-in wardrobe and an en-suite bathroom. The principal bedroom, overlooking the front of the property, offers the luxury of an en-suite bathroom and a dressing room. Two further generously proportioned double bedrooms—one with an en-suite shower room—ensure ample space for family or guests. The family bathroom completes the upper-level accommodation.

Mansefield also offers excellent storage throughout and benefits from underfloor heating in the kitchen and bathrooms, adding to the comfort and convenience of modern living.





### Charming Gardens and Outdoor Space

Externally, a private driveway leads to the front of the property, where the garden is mainly laid to lawn and complemented by mature trees, bushes, and vibrant plants. A patio area provides the perfect spot for outdoor dining and relaxation, while a garage to the rear adds to the property's practicality.

### Accommodation Comprises

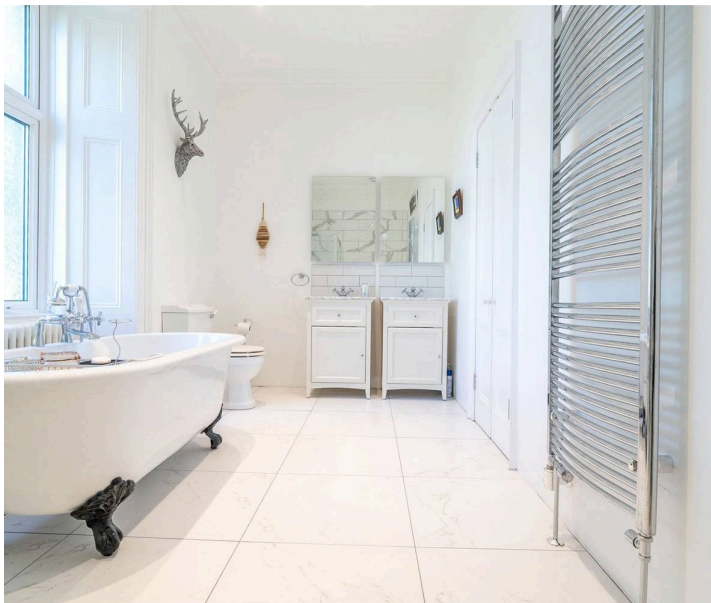
Ground Floor - Vestibule, Reception Hall, Sitting Room, Dining Room/Snug, Drawing Room, Dining Kitchen, Utility Room, Shower Room.

First Floor - Principle Bedroom (En Suite & Dressing Room), 2 Double Bedrooms (En Suite), Double Bedroom, Family Bathroom

Outside - Secure Mature Gardens, Driveway, Garage, Patio Area.

### Distances

Kelso 9.5 miles, Duns 10 miles, Berwick upon Tweed Train Station 16 miles, Edinburgh 49 miles, Melrose 27 miles. (All distances are approximate)



## **General Remarks**

### Tenure

Freehold

### Council Tax

Band G.

### Energy Efficiency Rating

Band D (Rating 63)

### Local Authority

Scottish Borders Council

### Services

Mains gas, electricity, drainage, and water.

Gas central heating.

Solar Panels

Broadband services are available

### Fixtures and Fittings

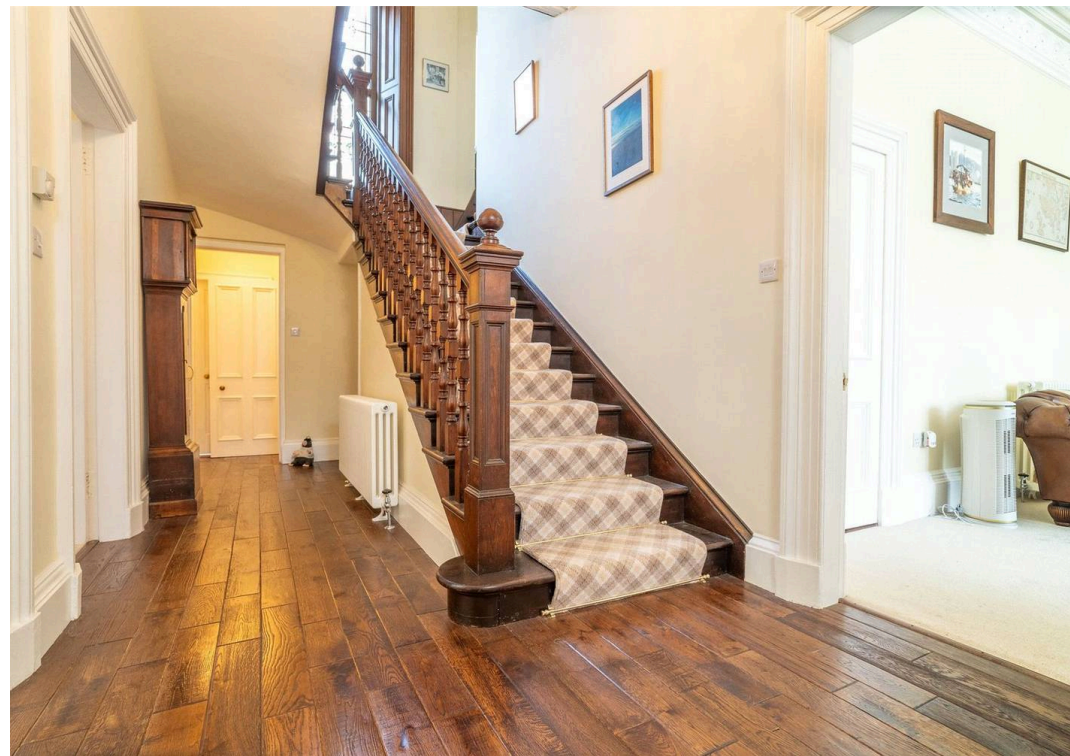
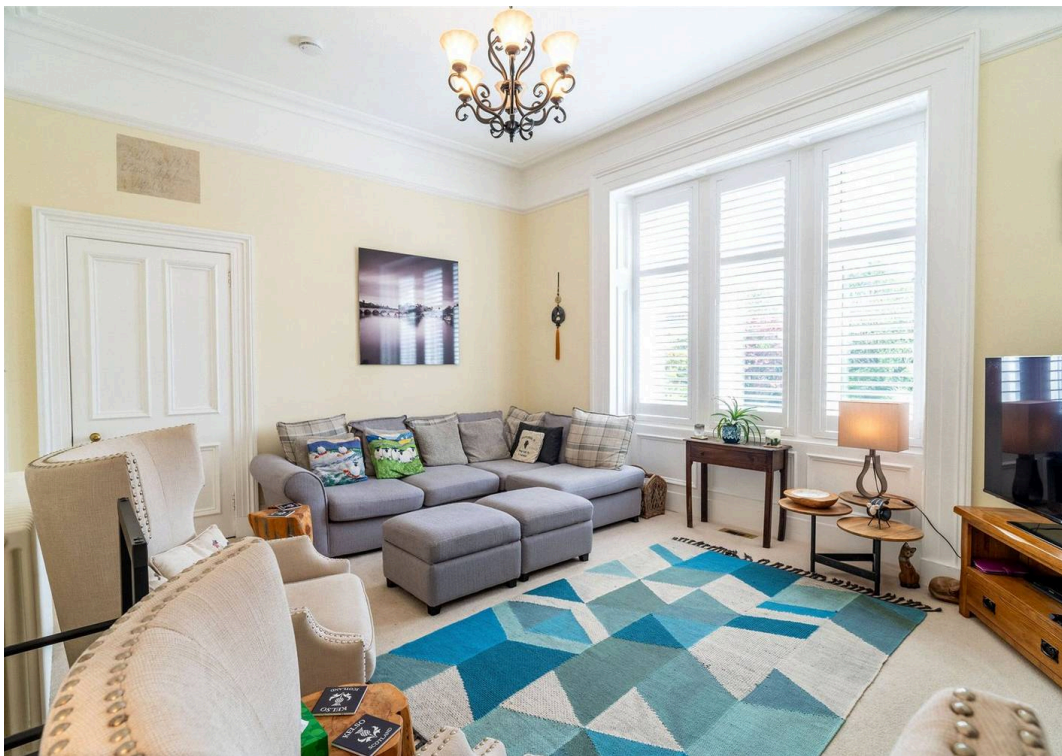
All fitted carpets, curtain poles, blinds, light fittings and integrated appliances form part of the sale.

### Listing and Conservation

Mansefield is not listed, however is in a conservation area.











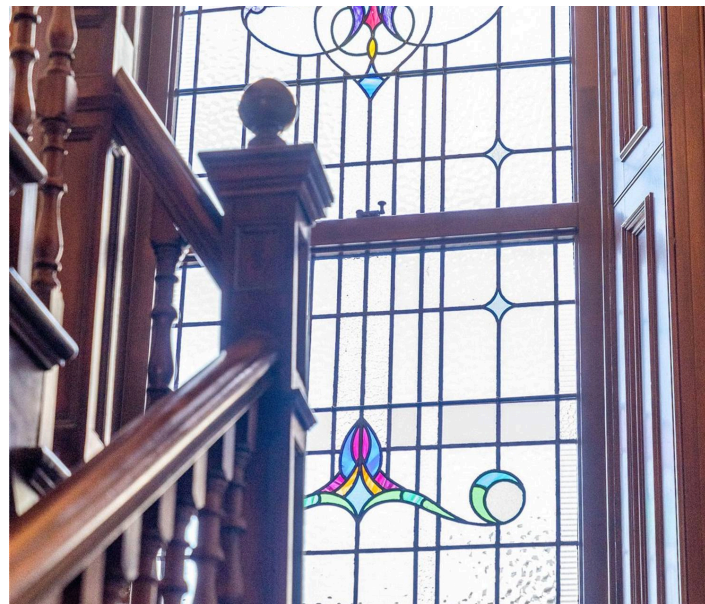
Coldstream lies on the bank of the River Tweed and is a small town offering an array of amenities. The town offers a wonderful community spirit, and the local conveniences of Coldstream are on the doorstep. Coldstream offers some particularly beautiful walks along the banks of the River Tweed and within the grounds of the Hirsell Estate and surrounding countryside.

Coldstream is a picturesque town full of Scottish charm and character and is home to the Coldstream Guards, one of the oldest regiments in the British Army. Coldstream offers a range of amenities and local shops including a Co-op supermarket, a first-class butcher, medical centre, an excellent children's playpark and several take away restaurants. Coldstream offers local attractions such as the Coldstream Museum and their Civic week in August.

The historic market town of Kelso lies around 9 miles from Mansefield. Kelso houses a number of the major supermarket chains, excellent local shopping, several public houses and restaurants and a number of historical attractions such as Kelso Abbey and Floors Castle. Kelso also offers the world famous Kelso Races Course and leisure facilities which include a swimming pool, fitness centre and 2 fantastic golf courses, the championship course at the Schloss Hotel and Kelso Golf Club.

The countryside surrounding the house offers an excellent choice of attractions such as The Hirsell, Paxton House and numerous other historic houses, and the particularly beautiful coastline around St Abbs and Coldingham. The Northumberland National Park (Britain's biggest National Park) and the Cheviot Hills are only a 20 minute drive from Mansefield and the historic towns of Melrose and Jedburgh are also nearby.

Coldstream is a quiet and peaceful area but offers excellent links to Edinburgh, Newcastle and even London. The A697 provides easy commutable access to Scotland's capital city, Newcastle and Berwick upon Tweed which is only a 20 minute drive away. Berwick offers a mainline train station and a regular service up and down the country, with London being only a 3 ½ hour journey away.



### Useful Links

Coldstream Butcher - <https://www.gjsandersonbutchers.co.uk>

Coldstream Medical Centre - <https://www.coldstreamhc.co.uk>

Coldstream Bakers-  
<https://www.trottersfamilybakers.co.uk/index.php?page=coldstream-shop>

Kelso Swimming Pool -  
<https://www.liveborders.org.uk/health/swimming/swimming-pools/kelso-swimming-pool>

Kelso Fitness Centre - <http://www.abbeyfitness.co.uk>

Kelso High School - <https://www.kelsohighschool.org.uk>

Longridge Towers - <https://lts.org.uk>

Kelso Rugby Club - <https://www.kelsorc.co.uk>

Kelso Races - <https://www.kelso-races.co.uk>

Schloss Hotel and Golf - <https://schlosshotel-roxburghe.com/en/home>

Kelso Golf Course - <http://www.kelsogolfclub.co.uk>

Paxton House - <https://paxtonhouse.co.uk/>

The Hirsell - <https://thehirsellcraftscentre.com.wordpress.com/>



91 MANSEFIELD, HIGH STREET, TD12 4AF  
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL AREA 3,010 SQ FT / 279 SQ M  
GARAGE 160 SQ FT / 15 SQ M  
All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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### **Compliance**

All successful bidders will be subject to third party proof of funding and AML (Anti Money Laundering) checks. These checks will consist of proof of address, proof of ID and proof of how the purchase is being funded. Please note there will be a charge of £25 + VAT £30 total per individual. To find out how we process Personal Data, please refer to our privacy policy: <https://www.patonandco.com/privacy-policy/>

### **Misrepresentations**

1. The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor Paton & Co, the selling agent, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent. 2. The Purchaser(s) shall be deemed to acknowledge that he/she has not entered into contract in reliance on the said statements, that he/she has satisfied himself as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property. 3. Any error, omission, or misstatement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.

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## Paton & Co Estate Agents

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