



7 Hatchednize Farm Cottage  
Coldstream, TD12 4LU

£600 Per Month



7 Hatchednize is a well proportioned, traditional mid terraced cottage located a few miles north of Coldstream.

Lounge, Kitchen, Downstairs WC, Utility Room, Bathroom, Two Double Bedrooms.

Landlord Registration Number - 35908/355/25570  
EPC Rating - D

LARN1903091



This charming two-bedroom traditional mid-terraced cottage is tastefully decorated throughout in neutral tones and offers well-proportioned accommodation. Enjoying a rural setting, it provides the perfect balance of countryside living while being just a few miles from the shops and amenities of Coldstream.

#### LOCATION

Coldstream is known as the gateway to Scotland, set on the banks of the River Tweed with Coldstream Bridge linking Scotland to England. With a rich history, Coldstream is the home of the Coldstream Guards Regiment.

- **Amenities:** The town has all day to day amenities including a co-op, pharmacy, Dr Surgery, café's, restaurants, a number of independent shops and a local museum depicting the towns heritage and history. The Hirsch county estate lies to the edge of the town with a lovely café and homestead as well as a wealth of woodland and countryside walks
- **Schooling:** Coldstream has its own primary school with early learning facilities and the secondary school is at Berwickshire High School, Duns (10 miles)
- **Population:** Approximately 2000

- **Transport connections:** Coldstream lies on the A697 which connects to Edinburgh in the North (approx. 50 miles) and Northumberland to the south. Local train connections on the East Coast rail-line at Berwick Upon Tweed (15 miles)

#### DIRECTIONS

Travelling North from Coldstream on the A697, continue for approx 3 miles, Hatchednize is situated on the side of the main road to the left.

#### ACCOMMODATION SUMMARY

Lounge, Kitchen, Cloakroom, Utility Room, Bathroom, Two Double Bedrooms

#### ACCOMMODATION

A timber entrance door opens into a welcoming vestibule, with a glazed internal door leading through to the hall. Stretching from the front to the rear of the cottage, the dining kitchen is a bright and airy space, offering ample room for family dining. Dual-aspect windows to the front and rear allow for plenty of natural light. The kitchen is fitted with a range of modern wall and base units, complemented by wood-effect worktops and splashbacks.

A rear hall leads off the kitchen, provides convenient access to the parking area at the rear of the property.

The utility room offers a practical and useful space, fitted with base units and providing plumbing and space for a washing machine and tumble dryer. Off the utility room is a convenient downstairs cloakroom, fitted with a white wash hand basin and WC.

The lounge is a well-proportioned and comfortable room, featuring two

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large front-facing windows that overlook the front garden and allow for an abundance of natural light.

A carpeted staircase leads to the first-floor landing.

Both bedrooms enjoy open outlooks to the front over the adjoining farmland. The main bedroom is a generously proportioned double room, while the second bedroom, although slightly smaller, remains a well-sized double.

The bathroom is fitted with a white suite comprising a WC, pedestal wash hand basin, and a panelled bath with tiled surround and shower over.

#### EXTERNAL

The cottage enjoys the benefit of a communal lawned area situated at the front, providing a pleasant outdoor space to enjoy. Additionally, parking facilities are conveniently located at the rear of the property, accommodating up to two vehicles.

#### COUNCIL TAX

Band B

#### ENERGY PERFORMANCE RATING

Rating D

#### LANDLORD REGISTRATION NUMBER

35908/355/25570

#### SERVICES

Mains Gas, Water, Electricity & Drainage

#### ADDITIONAL INFORMATION

Rent £600 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. 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.

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