



4 Maines Farm Cottage, Chirnside - TD11 3LD

Offers Over £185,000

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4 Maines Farm Cottage

Chirnside

4 Maines Farm Cottage is a charming two-bedroom home enjoying open views across the Cheviot Hills and has been thoughtfully renovated to make the very best use of the available space.

- Charming Country Cottage
- Open Views of The Cheviot Hills
- Recently Renovated
- Off-Street Parking
- Wood Burning Stove
- Landscaped Garden



4 Maines Farm Cottage has been meticulously renovated back to bare stone to create a beautifully presented home that seamlessly blends period character with thoughtful contemporary finishes. The cottage enjoys exceptional, far-reaching views across the Cheviot Hills. Internally, the accommodation is stylishly presented, with a considered mix of wallpapers and panelling that enhances the home's charming cottage character.

The ground floor comprises an entrance vestibule leading into a welcoming sitting room, featuring a wood-burning stove and space for a dining table. To the rear, there is a breakfasting kitchen fitted with classic shaker-style cabinetry, with patio doors opening onto a small rear courtyard. A stylish shower room completes the ground-floor accommodation.

The first floor has been cleverly reconfigured to create a generous principal double bedroom with an open fire, alongside a second double bedroom. A convenient bathroom completes this level.

Externally, the property has been landscaped to provide parking for two cars, with steps leading down to a private garden that fully embraces the outstanding views. The garden features a small patio area, lawn and planted borders, offering a peaceful and attractive outdoor space. To the rear is a small, patioed courtyard that would provide an excellent space for outdoor seating.

ACCOMMODATION COMPRISES

Ground Floor – Entrance Vestibule, Sitting Room, Breakfasting Kitchen, Shower Room.

First Floor – Two Double Bedrooms, Bathroom.

Garden & Grounds- Parking for 3 Cars, Patio, Lawn, Borders, Coal/Log Store, Rear Courtyard.

DISTANCES

Foulden 2 miles, Chirnside 3 miles, Berwick-upon-Tweed 6 miles, Duns 9 miles, Norham 10 miles, Coldingham 10 miles, Edinburgh 52 miles, Newcastle 70 miles. (All distances are approximate.)

GENERAL REMARKS

What3words

<https://w3w.co/condensed.popular.blotchy>





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4 Maines Farm Cottage is located near the village of Foulden in the Scottish Borders, offering a rural setting with good access to nearby towns and transport links. The property is within easy driving distance of Berwick-upon-Tweed, which provides a full range of amenities including supermarkets, independent shops, restaurants, schools, healthcare facilities, leisure clubs and The Maltings theatre and cinema. Further local services are available in Chirnside, which has a Co-op, butcher, pub, post office, pharmacy and primary school, with secondary schooling available in Duns and Eyemouth. The surrounding area offers access to coastal and countryside attractions including Coldingham Sands, St Abb's Head National Nature Reserve, and several historic houses such as Paxton House, Manderston and Floors Castle. Transport connections are convenient, with road access to the A1 and mainline rail services from Berwick-upon-Tweed and Reston stations, both on the East Coast Main Line. These provide direct links to Edinburgh, Newcastle and London, making the property suitable for commuters as well as those seeking a well-connected rural location.

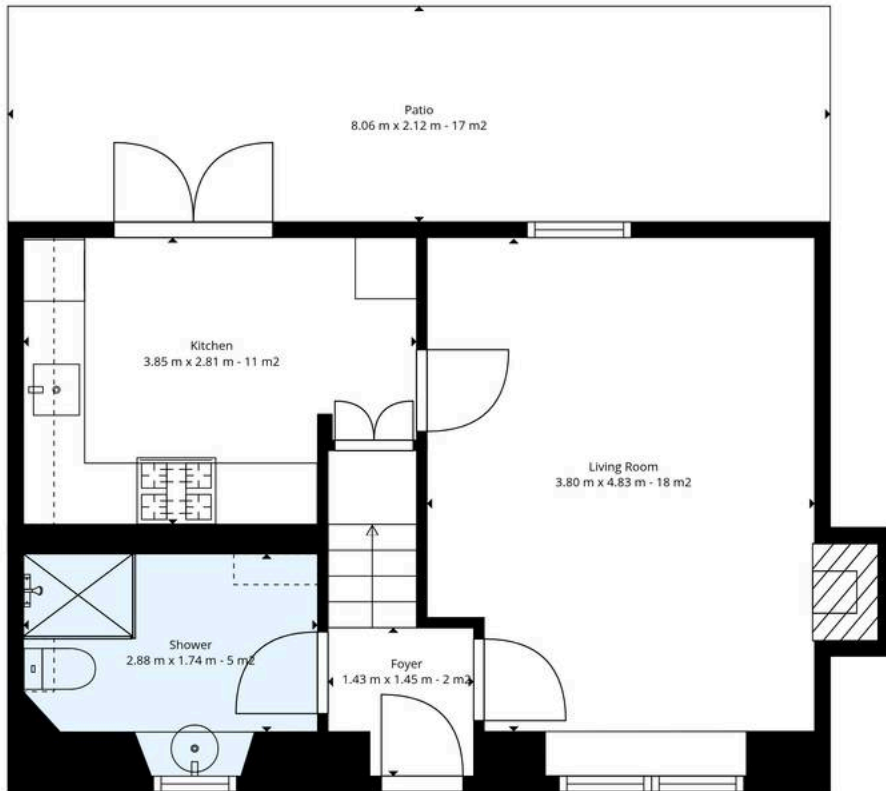
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Ground Floor



First Floor

Total: 82 m²
 Ground Floor: 41 M², First Floor: 41 m²
 Excluded Areas: Patio: 17 M², Fireplace: 2 M², Walls: 8 m²

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.







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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/>

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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.

Important Notice

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