



5 Little Swinton Farm Cottage, Coldstream - TD12 4HH

Offers Over £175,000

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5 Little Swinton Farm Cottage

Coldstream

A spacious two-bedroom cottage with open-plan living and excellent potential for a buyer to personalise this charming rural home.

- Excellent Potential
- Open Plan Living
- Off-Street Parking
- Generous Accommodation
- Wood Burning Stove
- Peaceful Rural Location



Property Description

5 Little Swinton Farm Cottages features an open-plan dining kitchen and sitting area with a wood-burning stove, sleek cabinetry and a central island, creating a versatile space for everyday living. Both bedrooms are generous doubles with open fires, and the family bathroom includes a bath and a separate shower.

Externally, the cottage benefits from a garden and off-street parking, adding to its practicality and appeal.

With its combination of character features, functional layout, and excellent potential, this property offers a wonderful opportunity to create a comfortable, welcoming home.

Accommodation Comprises

Ground Floor – Entrance Vestibule, Open Plan Dining Kitchen Sitting Room, Two Generous Double Bedrooms with Open Fires, A Family Bathroom, Two Large Storage Cupboards.

Garden & Grounds – Garden, Off Street Parking, Coal Stores.

Distances

Swinton 2 miles, Coldstream 5.1 miles, Norham 6 miles, Kelso 11 miles, Berwick-Upon-Tweed 13 miles, Coldingham Sands 17 miles, Edinburgh 47 miles, Newcastle-upon-Tyne 65 miles, London 349 miles. (all distances are approximate)







General Remarks

What3Words

<https://w3w.co/outsmart.gossip.iterative>

Tenure

Freehold

Council Tax

Band B

Energy Efficiency Rating

Rated E (51)

Local Authority

Scottish Borders Council

Services

Mains electricity, mains water, drainage to a shared septic tank, electric heating, open fire.

Fixtures and Fittings

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

Listing and Conservation

5 Little Swinton Farm Cottages is not listed, nor within a conservation area.



Area Insights

5 Little Swinton Farm Cottage is situated in a wonderful rural location close to the popular villages of Swinton and Norham and only 5 miles from the historic town of Coldstream. 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.

There are numerous schooling options in the immediate area with Swinton and Coldstream both offering excellent primary schools and the highly regarded Berwickshire High School in Duns only a 10 / 15 minute drive away. Belhaven Hill School in Dunbar and Longridge Towers School near Berwick are both very well thought of public schools in the area.

The historic market towns of Berwick upon Tweed, Duns and Kelso all lie about 12 miles from 3 Little Swinton Farm Cottage. Berwick houses all the major supermarket chains, good local shopping, several historical attractions within its medieval walls, numerous restaurants, cafes and the Maltings Theatre.

Kelso offers a large range of independent shops, cafes and restaurants as well and offers a range of country sports.

Duns is a smaller town but offers small independent shops, a co-op, and the Jim Clark Motorsport Museum.

In addition, 5 Little Swinton Farm Cottage offers excellent links to Edinburgh, Newcastle and even London. The A1 trunk road provides easy commutable access to Scotland's capital city and Newcastle. Berwick upon Tweed's mainline train station offers a regular service up and down the country, with London being only a 3 ½ hour journey away.



Useful Links

Wheatsheaf Hotel, Swinton -
<https://eatdrinkstaywheatsheaf.com>

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

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

Coldstream Dental Practice -
<https://www.nhsinform.scot/scotlands-service-directory/dental-services/2831%20bor1116>

Swinton Primary School - www.swinton-pri.glasgow.sch.uk

Coldstream Primary School -
https://www.scotborders.gov.uk/directory_record/20101/coldstream

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.kelsorfcc.co.uk>

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

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

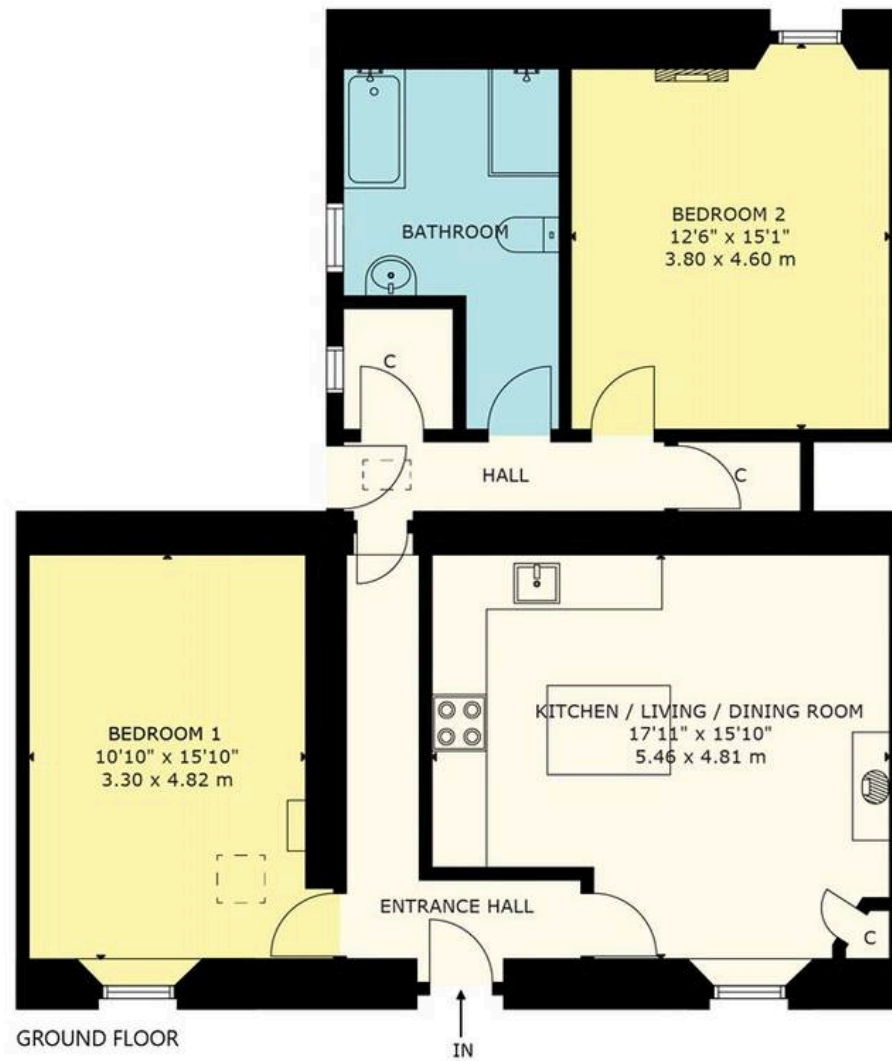
Kelso Golf Course - <http://www.kelsogolfclub.co.uk>

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

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

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





GROUND FLOOR

5 LITTLE SWINTON FARM COTTAGES, TD12 4HH
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 934 SQ FT / 87 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/>

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