



Ruthven Farmhouse, Coldstream - TD12 4JU

Guide Price £525,000

PATON & CO
ESTATE AGENTS





Ruthven Farmhouse

Coldstream, TD12 4JU

Ruthven Farmhouse is a four bedroom country home with far reaching views, set near Coldstream and including around 3.8 acres of grazing land, offering an excellent rural lifestyle opportunity.

- Four bedroom detached farmhouse near Coldstream
- Open countryside views
- Enclosed south facing garden
- Range of outbuildings including office and summerhouse
- Around 3.8 acres of grazing land, with field shelter, loose box and field troughs

Accommodation Comprises

Ground Floor- Entrance Porch, Dining Area, Sitting Room, Breakfasting Kitchen, Utility Room, WC

First Floor- Principal Bedroom (En Suite), 3 Double Bedrooms, Family Bathroom

Outside- Garden Grounds, Driveway, Log Store, Eternal Office, Garden Shed, Greenhouse, Summerhouse/Bar, Separate Parcel of Grassland (3.80 acres)



Property Description

Ruthven Farmhouse is a beautifully presented four bedroom country home, enjoying an enviable position on the outskirts of Coldstream with uninterrupted, far reaching views across the surrounding Borders countryside. Combining the inherent charm of its farmhouse origins with a bright, contemporary interior, the property offers a rare lifestyle opportunity in a peaceful rural setting while remaining conveniently close to local amenities.

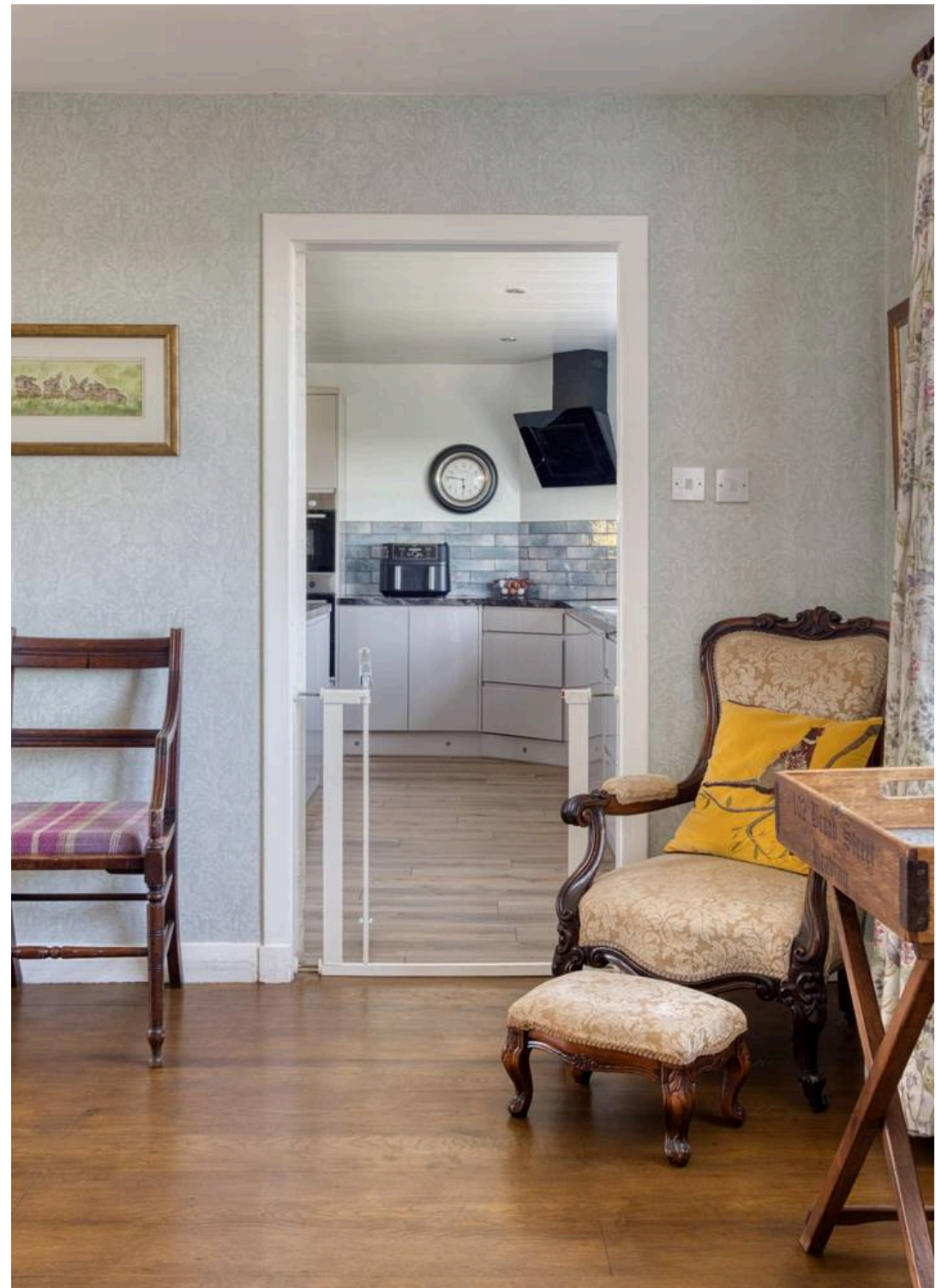
The accommodation is arranged over two floors and is well suited to modern family living. The ground floor is approached via an entrance vestibule / porch, which leads through into a central dining area, forming a natural link between the principal reception spaces. The sitting room is well proportioned and features a multi-fuel burner, creating a comfortable and welcoming space for everyday use, with open views across the surrounding countryside.

The kitchen is generous in scale and arranged around a central island, providing good workspace and storage while remaining practical for day-to-day living. A large adjoining utility room offers additional storage and laundry facilities, with a downstairs WC completing the ground floor accommodation. Overall, the layout flows well and provides a balanced mix of reception space and practical areas without feeling over-formal.

Upstairs, the property offers four well proportioned double bedrooms, all enjoying south facing aspects and open views across the surrounding fields and countryside. The principal bedroom benefits from built in wardrobes and a modern en suite shower room, while the remaining three bedrooms are served by a family bathroom, making the layout well suited to family living or hosting guests.

Externally, Ruthven Farmhouse enjoys a fully enclosed, south facing garden which provides a high degree of privacy and security, making it ideal for families or pet owners. A paved patio area, accessed directly from the living room, offers an excellent space for outdoor dining and entertaining while taking in the expansive views towards the Cheviots and Hume. A range of useful outbuildings further enhances the property, including a home office, summer house / garden bar, and a Rhino greenhouse, creating excellent flexibility for home working, hobbies or leisure use.

Ruthven Farmhouse is a beautifully presented four bedroom country home.





Land

In addition, the property benefits from a separate parcel of grazing grassland extending to approximately 3.80 acres (1.54 Ha), located across a private lane from the farmhouse. The land is securely fenced and includes an animal shelter and loose box, making it ideal for those with equestrian interests, small livestock or anyone seeking additional outdoor space. The land has a CPH land allocated. This valuable addition significantly enhances the lifestyle appeal of the property, offering a rare opportunity to combine a comfortable family home with accessible, functional land close by.

Distances

Coldstream 3 miles, Duns 7 miles, Gifford 13 miles, Berwick Train Station 14 miles, Kelso 16 miles, Melrose 22 miles, Edinburgh 35 miles. (all distances are approximate).

General Remarks

Fixtures and Fittings

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

Services

Oil Central Heating

Mains Water and Electric

Drainage- Septic Tank

Listing & Conservation

Ruthven Farmhouse is not a listed building and does not sit within a conservation area.

Council Tax: Band E

Energy Performance Rating- Rated E (49)

Tenure- Freehold











Area Insights

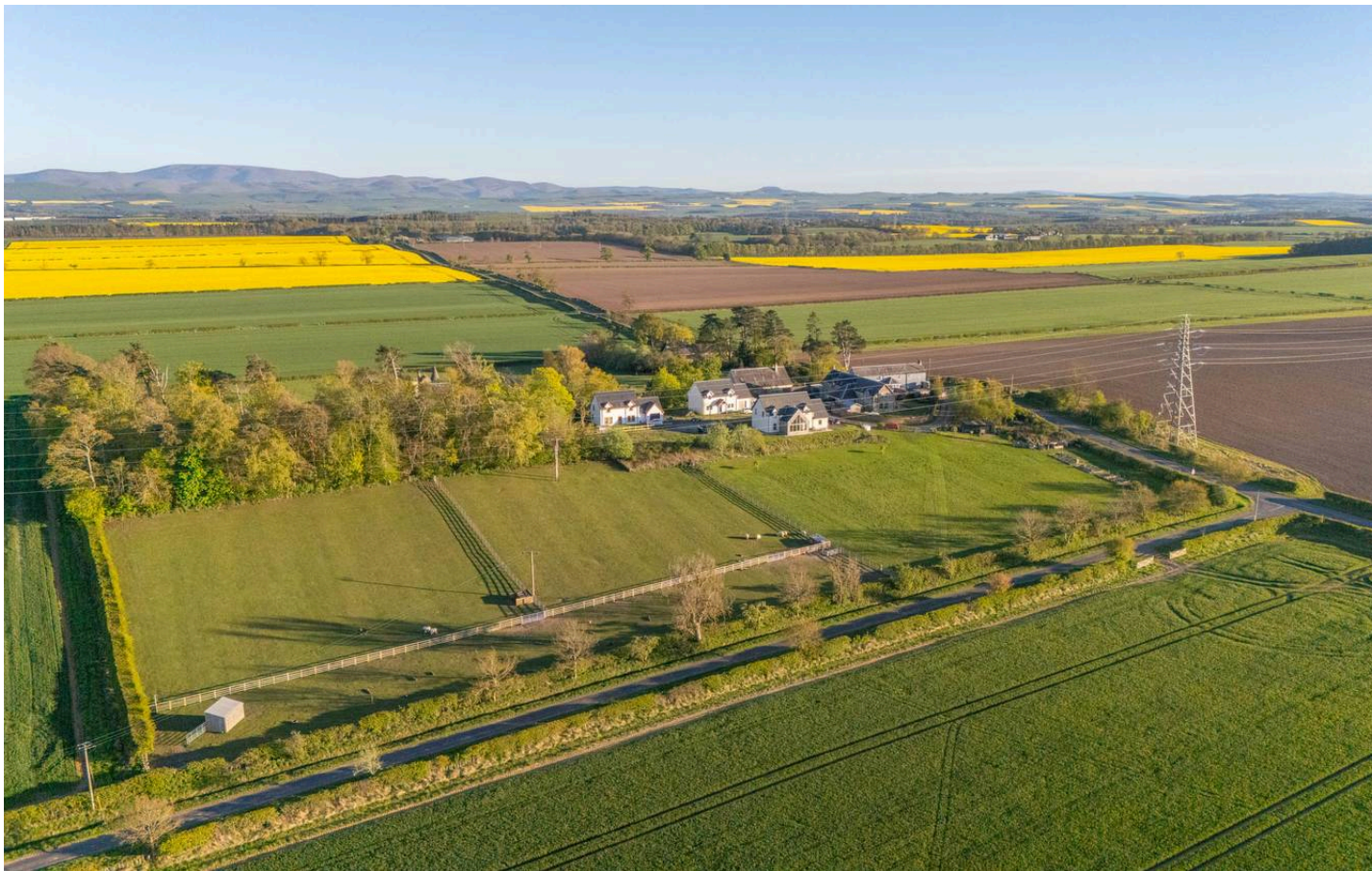
Ruthven is a small, elevated hamlet situated approximately three miles from Coldstream, enjoying wrap around countryside views while remaining well connected.

Coldstream is widely regarded as the gateway to Scotland and lies on the banks of the River Tweed, offering excellent riverside walks, access to the Hirsell Country Estate, fishing, equestrian routes and tennis facilities. The town is full of traditional Scottish character and is historically associated with the Coldstream Guards, one of the oldest regiments in the British Army. Local amenities include a Co op supermarket, highly regarded butcher, medical centre, excellent children's play park and a selection of cafés and take away restaurants. Cultural attractions include the Coldstream Museum and the popular annual Civic Week held each August.

The wider area offers outstanding access to the Borders and Northumberland countryside, including the Northumberland National Park, the Cheviot Hills and the unspoilt Berwickshire coastline at St Abbs and Coldingham. There are also a number of notable historic houses nearby, including Paxton House and The Hirsell.

The historic market town of Kelso lies approximately 11 miles to the west and offers a broader range of amenities, including major supermarkets, independent shops, restaurants and public houses. Kelso is also home to Floors Castle, Kelso Abbey, the renowned Kelso Racecourse and a range of leisure facilities, including a swimming pool, fitness centre and two excellent golf courses.

Despite its peaceful rural setting, Ruthven enjoys excellent transport links. The A697 provides straightforward commuting to Edinburgh, Newcastle and Berwick upon Tweed, the latter offering a mainline rail station with regular services to Edinburgh, Newcastle and London, with journey times to London of approximately three and a half hours.



Useful Links

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>

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



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

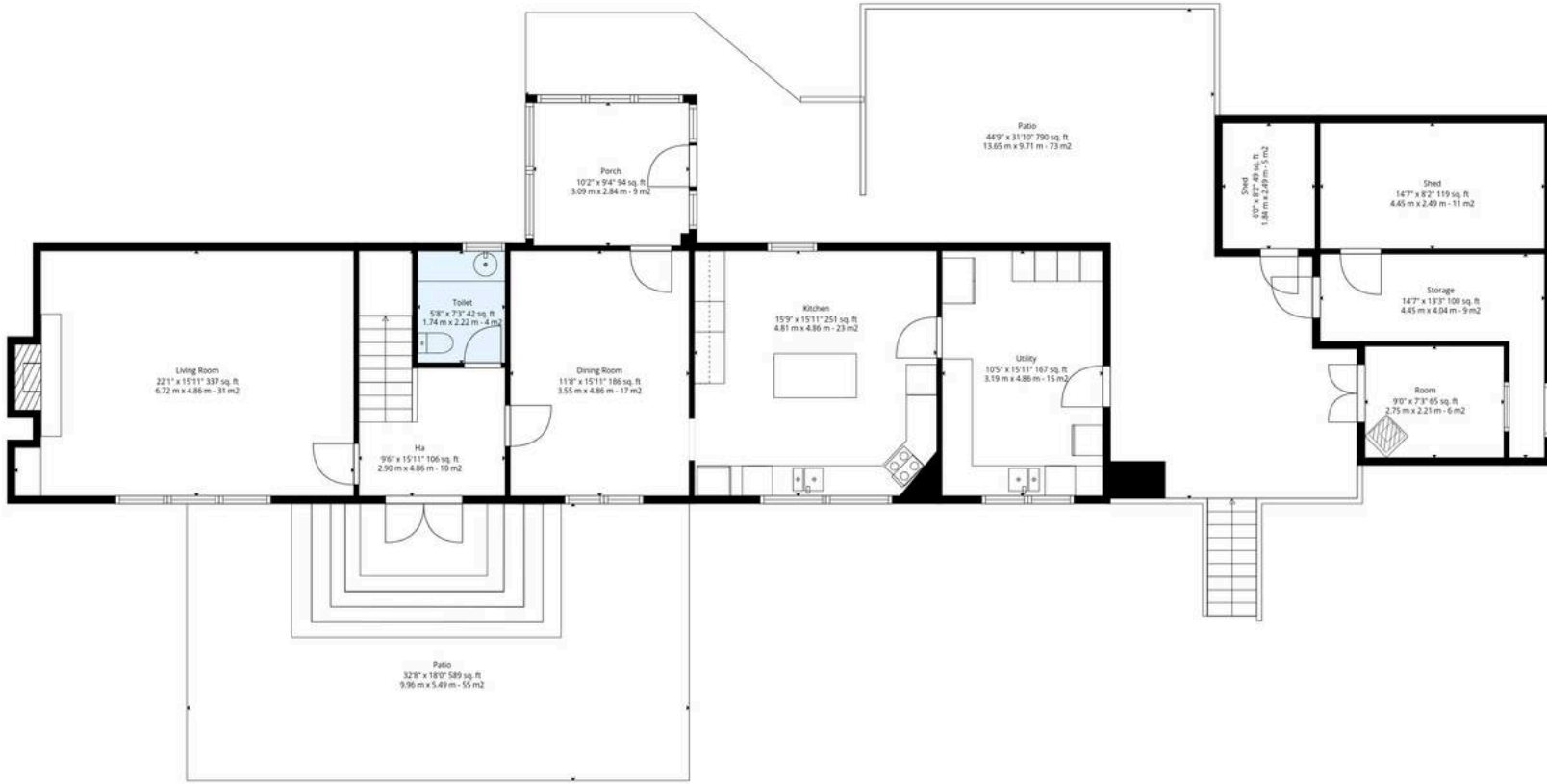
1. The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor Paton & Co, the selling agent, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent. 2. The Purchaser(s) 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.

Important Notice

Paton & Co, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either in writing or by word of mouth. Any information given is entirely without responsibility on the part of the agents or the sellers. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and it should not be assumed that the property remains as photographed. Any error, omission or misstatement shall not annul the sale, or entitle any party to compensation or recourse to action at law. It should not be assumed that the property has all necessary planning, building regulation or other consents, including for its current use. Paton & Co have not tested any services, equipment, or facilities. Purchasers must satisfy themselves by inspection or otherwise and ought to seek their own professional advice. 3. All descriptions or references to condition are given in good faith only. Whilst every endeavour is made to ensure accuracy, please check with us on any points of especial importance to you, especially if intending to travel some distance. No responsibility can be accepted for expenses incurred in inspecting properties which have been sold or withdrawn. 4. The property is sold subject to and with the benefit of all servitude rights, burdens, reservations, and wayleaves including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes whether contained in the title deeds or informally constituted and whether or not referred to above. 5. These particulars and plan are believed to be correct, but they are in no way guaranteed. Any error, omission or misstatement shall not annul the sale or entitle any party to compensation nor in any circumstances give grounds for action at law. 6. Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. 7. Paton & Co Estate Agents LLP does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let, or withdrawn.



First Floor



Ground Floor

Total: 2152 sq. Ft, 200 m²
 Ground Floor: 1011 sq. Ft, 94 M², First Floor: 1141 sq. Ft, 106 m²
 Excluded Areas: Utility: 167 sq. Ft, 15 M², Storage: 100 sq. Ft, 9 M², Shed: 168 sq. Ft, 16 M²,
 Porch: 94 sq. Ft, 9 M², Patio: 1379 sq. Ft, 128 M², Fireplace: 9 sq. Ft, 1 M²,
 Walls: 244 sq. Ft, 22 m²

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







Paton & Co

Paton & Co LLP, Conduit House - TD15 1TB

01289542400 • enquiries@patonandco.com • www.patonandco.com/

