



Whitelaw, Old Greenlaw, Foulden - TD15 1BT

Guide Price £595,000

PATON & CO

SALES | LETTINGS | RURAL



Whitelaw, Old Greenlaw

Foulden, Berwick-Upon-Tweed

An exciting opportunity to personalise your home with a choice of kitchens, bathrooms, and finishes —allowing you to tailor the space to suit your own style and needs.

- Charming 4-Bedroom Barn Conversion
- Countryside Views
- Private Rear Garden
- Located in Sought After Village

Accommodation Comprises

Ground Floor - Vestibule, Sitting Room, Dining Area/Hall, Breakfasting Kitchen, Utility Room, WC.

First Floor - Master Bedroom (En Suite), 3 Further Bedrooms, Family Bathroom

Garden Grounds - Private Rear Garden, Car Port

Distances

Chirside 4.5 miles, Duns 11 miles, Eyemouth 7 miles, Reston Train Station 7.5 miles, Berwick upon Tweed Train Station 5 miles, Edinburgh 53 miles, Newcastle upon Tyne 70 miles. (all mileage is approximate)

Property Description

A rare opportunity to acquire this charming 4-bedroom barn conversion, beautifully positioned in the heart of the Scottish Borders' picturesque countryside. This stunning property, meticulously designed by Mattwood Developments, combines modern comfort with countryside tranquillity, offering an ideal family home.

Upon arrival, you are greeted by a spacious car parking port, providing ample off-street parking. The ground floor welcomes you with a generous vestibule leading into a warm and inviting sitting room, the perfect place to relax or entertain and offers fantastic countryside views over to the Cheviot and Foot Hills.

Adjacent to the sitting room, the large hall/dining area flows seamlessly into a well-appointed kitchen, which boasts modern fixtures and ample space for both cooking and casual dining. The ground floor also features a utility room, providing additional storage and convenience, alongside a WC for guests.

Upstairs, the first floor is designed to accommodate a growing family, with four well-proportioned bedrooms. The master bedroom serves as a peaceful retreat, complete with a luxurious en-suite bathroom.

Three additional double bedrooms offer flexibility for family living, guest accommodations, or home office space. A family bathroom is also situated on this floor, providing modern fittings and a comfortable space for all.

The outdoor space is equally impressive, featuring a private rear garden with stunning views across the Scottish Borders countryside. The garden offers a serene environment to enjoy the outdoors, whether for relaxation or entertaining.

Whitelaw is more than just a home; it's a lifestyle. The combination of its tranquil setting, spacious accommodation, and breathtaking views makes it a must-see for those seeking a unique and welcoming home in the Scottish Borders area.





General Remarks

What3words

<https://w3w.co/burden.chills.brave>

Tenure

Freehold

Council Tax

To be confirmed

Energy Efficiency Rating

To be confirmed. Whitelaw is built with a Fabric First Approach to create a thermally efficient home.

Local Authority

Scottish Borders Council

Services

Mains water and electricity

Air Source Heating. (Under Floor Heating on Ground Floor)

Private drainage- pumping station

Full fibre broadband services are available.

Fixtures and Fittings

All oak flooring to ground floor and integrated appliances form part of the sale.

Listing and Conservation

Whitelaw is not a listed building or in a conservation area.

Agents Note

Please note, this listing uses computer generated images that represent the vision of the developer



Area Insights

Whitelaw is situated in the desirable Scottish Borders village of Foulden, known for its strong sense of community and local events that foster a welcoming atmosphere.

Though small, Foulden benefits from nearby Berwick-upon-Tweed, which offers a range of amenities including shops, restaurants, schools, and healthcare facilities. Cultural and recreational activities are accessible with notable sites like Paxton House, Manderston, and Floors Castle nearby. Local festivals celebrate Scottish Borders traditions, adding vibrancy to community life.

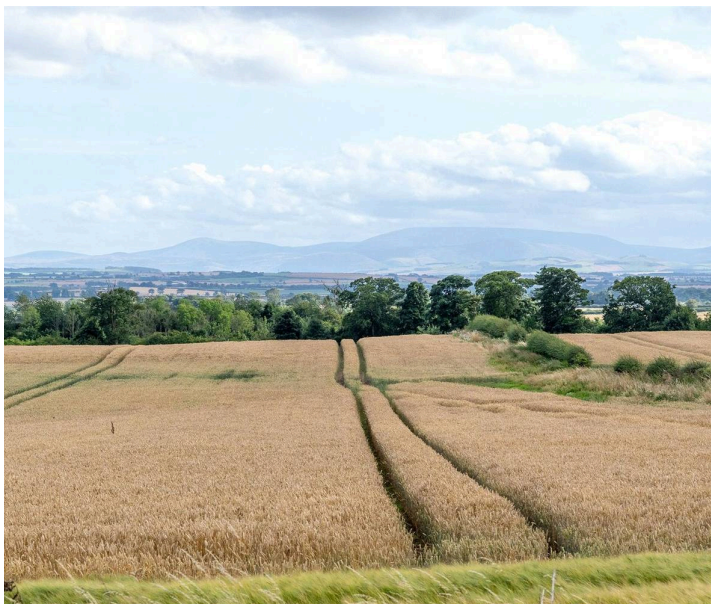
Transport links are excellent, with good road connections to Edinburgh, Newcastle, and beyond. Berwick-upon-Tweed's railway station on the East Coast Main Line ensures easy access to Scotland and England.

Chirnside, 4.5 miles away, offers a Co-op, butcher, pub, convenience store, post office, fish and chip shop, pharmacy, and a well-regarded primary school. Duns and Eyemouth High Schools are also nearby.

Whitelaw is a short drive from Coldingham Sands beach and St Abbs Head National Nature Reserve. Reston, 7.5 miles away, has a train station on the East Coast Main Line, making commuting to Newcastle or Edinburgh quick and easy.

Berwick-upon-Tweed, about 5 miles away, is renowned for its stunning architecture and amenities, including national supermarkets, leisure clubs, banks, and The Malting theatre and cinema. There are several golf courses nearby, such as Eyemouth, Dunbar, Goswick, and Magdalene Fields in Berwick.

Whitelaw offers excellent connections to Edinburgh, Newcastle, and London via the A1 trunk road and Berwick's mainline train station, with London just a 3.5-hour journey away.



Useful Links

Foulden Village Hall- <https://fouldenvillagehall.uk>

Duns Golf Club - <https://www.dunsgolfclub.com/>

The Allanton Inn - <https://www.allantoninn.co.uk/>

St Abbs Head - <https://www.visitscotland.com/info/see-do/st-abbs-head-national-nature-reserve-p251921>

Fishing - <https://www.fishpal.com/Scotland/Tweed>

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

The Maltings - <https://www.maltingsberwick.co.uk/?FromMobile=1>

Berwick Museum - <https://museumsnorthumberland.org.uk/berwick-museum-art-gallery>

Berwick Castle - <https://www.english-heritage.org.uk/visit/places/berwick-upon-tweed-castle-and-ramparts>

Berwick Train Station - <https://www.lner.co.uk/the-east-coast-experience/our-stations/berwick-upon-tweed-station>

Berwick Food & Beer Festival - <https://www.berwickfoodandbeerfestival.co.uk/>

Berwick Sports & Leisure Centre - <https://www.placesleisure.org/centres/berwick-sports-and-leisure-centre/>

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

Berwick's Town Walls - https://en.wikipedia.org/wiki/Berwick_town_walls



FIRST FLOOR



GROUND FLOOR

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.





Paton & Co

Paton & Co LLP, Conduit House - TD15 1TB

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

PATON & CO
SALES | LETTINGS | RURAL