



## 3 The Mill Building, Edington Mill - TD11 3LE

Offers Over £235,000

**PATON & CO**

SALES | LETTINGS | RURAL



### 3 The Mill Building

Edington Mill, Duns

A well-presented three-bedroom house set within the peaceful and picturesque grounds of Edington Mill, offering open-plan living, a private garage, and attractive surroundings.

- Set within the beautiful grounds of The Old Mill at Edington
- Secluded and peaceful setting
- Open Plan living
- Accommodation over three floors
- Large Garage

#### Accommodation Comprises

Ground Floor:- Entrance, Large Garage

First Floor:- Open-Plan Sitting/Dining/Kitchen, WC/Utility Room, Front Balcony, Rear Communal Balcony

Second Floor:- Principal Bedroom (En-Suite Shower Room), Bedroom Two & Three, Family Bathroom

Outside:- Residential Parking, Communal Grounds



## Property Description

3 The Mill Building is a beautifully presented three-bedroom house set within the charming and historic surroundings of The Old Mill at Edington. Forming part of the sought-after Edington Mill development, the property enjoys a secluded and peaceful setting, surrounded by attractive communal grounds and natural scenery, creating a tranquil atmosphere while remaining accessible to nearby amenities.

Extending to approximately 1,173 sq ft (109 sq m), the property is arranged over two levels and offers bright, well-proportioned accommodation throughout. Upon entry, there is direct access to a large private garage, providing excellent storage and practical convenience and a modern staircase which then leads to a welcoming landing and into the main living accommodation.

The first floor opens into a well-arranged open-plan living area incorporating the living room, dining space, and kitchen. A balcony to the front invites natural light and provides a pleasant outlook, while a further communal balcony to the rear is also accessible from this level. This floor is further complemented by a convenient WC/utility room, adding to the overall practicality of the layout.

The upper floor comprises a generously sized principal bedroom with an en-suite shower room, two further well-proportioned bedrooms—one of which benefits from a built-in wardrobe – providing versatile accommodation suitable for family living, guests, or home working. A contemporary family bathroom serves these rooms, completing the upper level.

The property successfully combines character, comfort and modern living within an idyllic countryside setting. With its attractive outlooks, thoughtfully designed interior, integral garage, and peaceful location within the Edington Mill grounds, this charming home offers an excellent opportunity for those seeking a blend of rural tranquillity and stylish accommodation.





## General Remarks

### What3words

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### Tenure

Freehold

### Council Tax

Band F

### Energy Efficiency Rating

Rated C (80)

### Local Authority

Scottish Borders Council

### Fixtures and Fittings

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

### Services

LPG Central Heating

Water and Electricity - Mains

Drainage - Septic tank

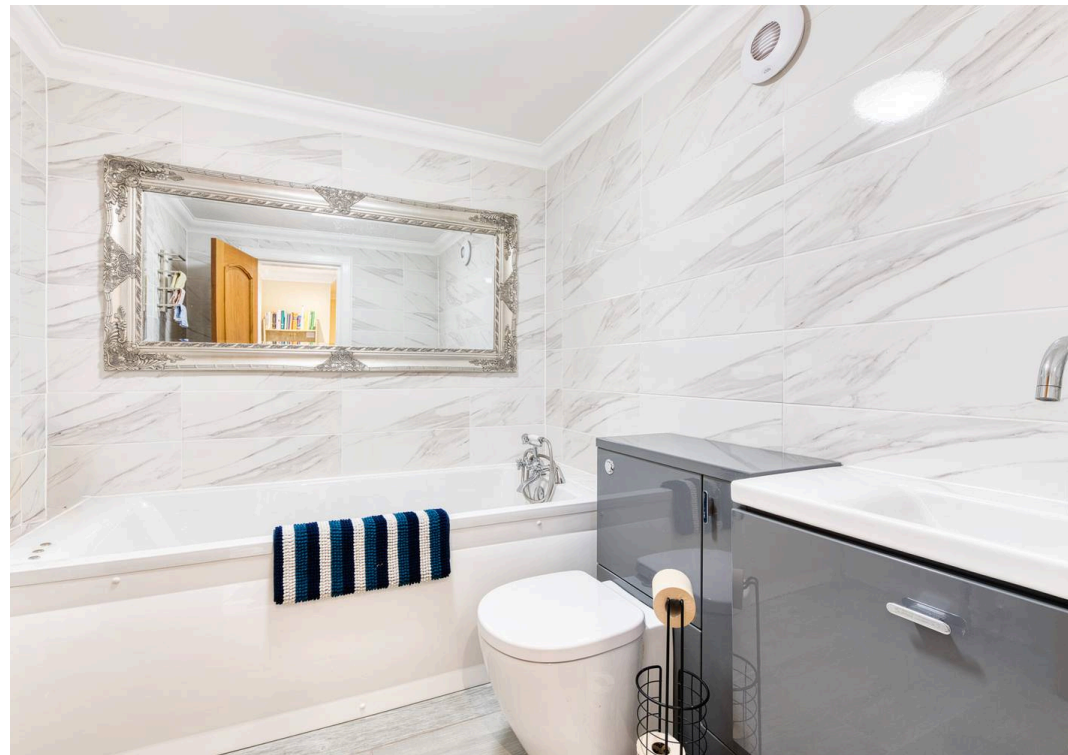
Fibre broadband services available

### Distances

Duns 9 miles, Eyemouth 8 miles, Reston Train Station 7 miles, Berwick upon Tweed Train Station 8 miles, Edinburgh 59 miles, Newcastle upon Tyne 70 miles. (all distances are travel times are approximate).









## Area Insights

Edington Mill is set off the A6105 (Duns Road) down a quiet single-track road. The house is surrounded by beautiful countryside and offers views up and down the Whiteadder River where fishing is available by permit.

Nearby Berwick upon Tweed which lies around 9 miles away offers an excellent range of national supermarkets and services. The village of Chirnside is approximately 3 miles away and has a local Co-op, a lively pub, local convenience store, a post office and a fish and chip shop. The village also offers a pharmacy and a very well-regarded primary school. Further schooling is on the doorstep with Duns and Eyemouth High School being nearby, otherwise further primary and secondary schooling is available in Berwick upon Tweed. Belhaven Hill School in Dunbar and Longridge Towers School near Berwick are both very well-respected public schools in the area.

3 The Mill Building is a short drive from the popular Coldingham Sands beach and the dramatic St Abbs Head National Nature Reserve. The village of Reston is only 7 miles away where Reston Train Station is located. The station is a sub-station of the main East Coastline connecting London to Aberdeen which will make commuting to Newcastle or Edinburgh very quick and easy.

Country and sporting pursuits are widely available and there are several golf courses within a short drive including Duns, Eyemouth, Dunbar, Goswick and Magdalene Fields in Berwick. The area offers numerous other sporting pursuits such as cricket, fishing on the Tweed, football and a well regarded rugby club. 3 The Mill Building offers excellent links to Edinburgh, Newcastle and even London.

Excellent road and rail links make commuting to Edinburgh, Newcastle and London straightforward, with journey times from Berwick of approximately 40 minutes to Edinburgh, 45 minutes to Newcastle and 3½ hours to London.



## Useful Links

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>

Fishing - <https://www.tweedbeats.com>

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/>

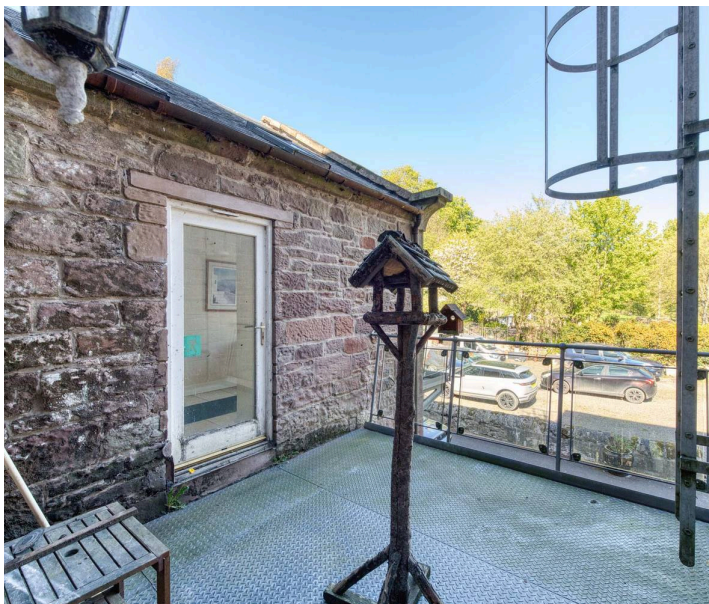
Berwick Sports & Leisure Centre - <https://www.placesleisure.org/centres/berwick-sports-and-leisure-centre/>

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

Berwick's Town Walls - [https://en.wikipedia.org/wiki/Berwick\\_town\\_walls](https://en.wikipedia.org/wiki/Berwick_town_walls)

The Lowry Trail - <https://www.visitberwick.com/what-to-do/the-lowry-trail/>

Atelier Café - <https://www.atelier.cafe>





### **Compliance**

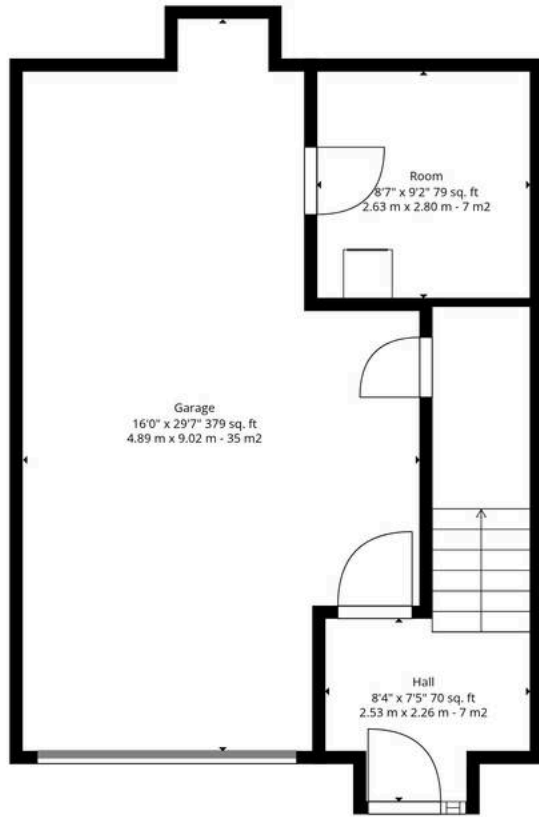
All successful bidders will be subject to third party proof of funding and AML (Anti Money Laundering) checks. These checks will consist of proof of address, proof of ID and proof of how the purchase is being funded. Please note there will be a charge of £25 + VAT £30 total per individual. To find out how we process Personal Data, please refer to our privacy policy: <https://www.patonandco.com/privacy-policy/>

### **Misrepresentations**

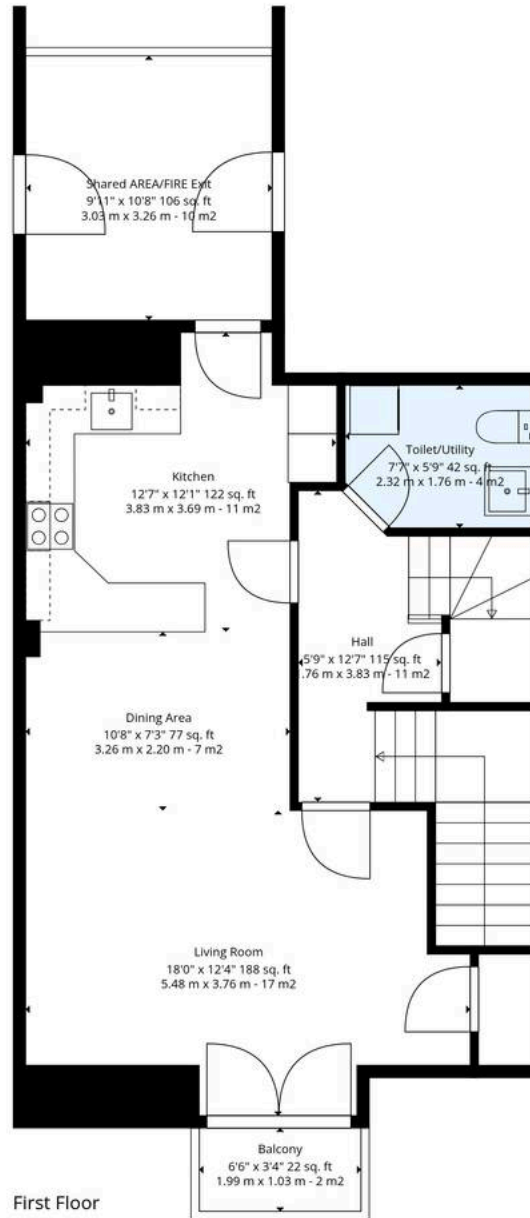
1. The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor Paton & Co, the selling agent, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent. 2. The Purchaser(s)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

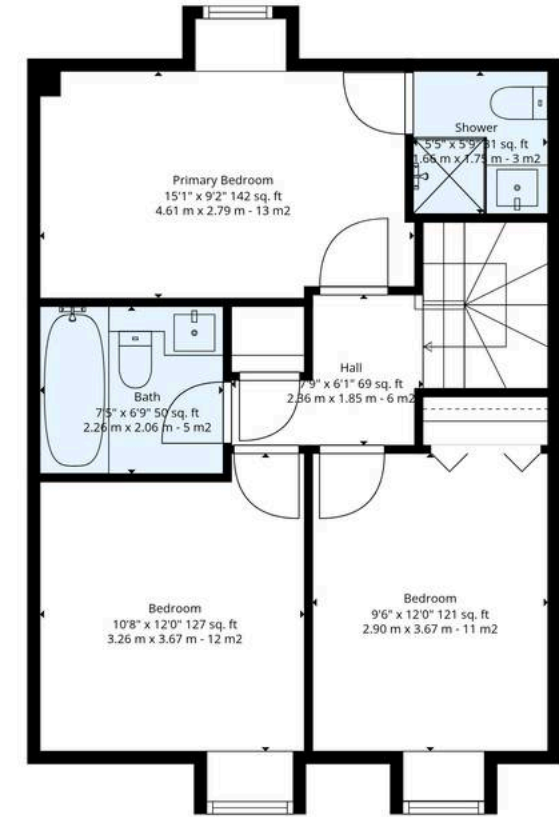
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Ground Floor



First Floor



Second Floor

**Total: 1382 sq. Ft, 128 m<sup>2</sup>**

Ground Floor: 183 sq. Ft, 17 M<sup>2</sup>, First Floor: 613 sq. Ft, 57 M<sup>2</sup>, Second Floor: 586 sq. Ft, 54 m<sup>2</sup>

Excluded Areas: Garage: 379 sq. Ft, 35 M<sup>2</sup>, Balcony: 22 sq. Ft, 2 M<sup>2</sup>, Shared AREA/FIRE Exit: 106 sq. Ft, 10 M<sup>2</sup>,

Walls: 191 sq. Ft, 19 m<sup>2</sup>





## Paton & Co

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