

Athens Wood, Coldstream, TD12 4LT

'A stylish and secluded mid-century modern period home connecting with the woodland garden and the magnificent views'

ACCOMMODATION

Ground Floor: Entrance Hall, Living Room, Kitchen, Dining Room, Bathroom, Bedroom 2, Utility Room
First Floor: Lounge, Bedroom 1, En-suite Dressing/Shower Room, Utility Room, WC
Single Garage

Guide Price £365,000

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WELCOME TO ATHENS WOOD

OVERVIEW

This stylish detached two storey house is an elegant Mid-Century Modern period home on the Hirsel Estate on the periphery of Coldstream. The house has a spectacular view over open farmland to the southeast with views towards the Cheviot hills. The house has a short drive accessed from the A697.

The house has many distinctive period features both internally and externally in keeping with its Mid-Century Modern style including broken floor plans, large windows and the use of natural materials.

Athens Wood has been designed to spatially flow from the generous entrance hall and to connect with its rural setting. Internally, the house has a characteristically unifying colour scheme and a material pallet in keeping with its Mid-Century Modern design. Externally, Athens Wood has a distinctive profile with a smooth rendered ground floor, a corbelled first floor with horizontal timber cladding and a shallow roof pitch. The principal entrances and the southern facing balcony are all recessed. Internally, the house has been designed to be light and bright, and spatially stimulating. The house has open ceilings with exposed glulam beams on both floors and many rooms have floor to ceiling windows connecting the interior with the exterior. A double height hall spatially connects the house vertically and makes a style statement.

The stylish design, interior style and location lends itself to many and would make a superb home or holiday home.







ATHENS WOOD

THE TOUR

Athens Wood has a wonderfully secluded but easily accessible location accessed from Montague Lodge on the A697. The property has a tarred parking and turning area.

The house has a wide frontage, characteristic of its Mid-Century Modern style. The accommodation has been arranged in three parts; the entrance and hallway with its open spiral staircase and gallery landing, the public rooms orientated to the south and east and the bedrooms orientated to the south and west. The exposed glulam beams emphasise the house's form.

Athens Wood has a recessed glazed entrance which immediately gives a view through the house to the elegant spiral staircase and the garden beyond. The double height hall is the heart of the property from which almost all other rooms flow. The spiral staircase, with open hardwood treads and a black handrail and balustrade, is a sculptural focal point and gives views to the garden and the landscape beyond. The staircase has been retrofitted with a Stannah stair lift which could be easily removed.

On the ground floor, the living room spatially flows into the kitchen and gives direct access to the dining room. Being southeast facing, it is light and bright with floor to ceiling glazing. The kitchen and has an integral storage wall, and is fitted with wall and base units. The double oven is integrated and the dishwasher and fridge freezer are both free standing. The enclosed dining room has a deep display recess and a view into the garden, making it ideal to be repurposed as a study or TV/media room.







TWEEDSIDE

Bedroom 2 enjoys a view of the garden and has an integrated wardrobe. The adjacent utility room has both an internal and an external access and has integrated storage. The bathroom has period fittings and wall tiles. Bedroom 2 and the bathroom are both directly accessed from the central hallway making them ideal for guest use.

On the first floor, the lounge is spacious and free flowing around an internal feature wall. The lounge has a triple aspect, with floor to ceiling windows giving views into the garden and across the neighbouring farmland. A sliding door gives direct access to the generously sized balcony. The master bedroom suite is similarly spatially arranged with the ensuite shower/dressing room directly accessed from both the bedroom and the gallery landing. A separate WC is located for all users of the first floor. There is also a spacious utility room which is fitted with wall and base units, a sink and a washing pulley.

OUTSIDE

Athens Wood is a unique house and has a secluded and equally unique location on the edge of the Hirsel Estate. The property is accessed along a short stretch of track which is accessed from Montague Lodge. There are no immediate neighbours. In the immediate vicinity of Athens Wood, the drive is tarred with space for parking several cars. The single garage is freestanding.

The large garden combines areas of lawn with a variety of shrubs and trees in keeping with its surroundings and has a small fish pond. The driveway, house and garden are all very private being located on the edge of mature woodland, positioned to enjoy the natural environment and the open view over the adjacent farmland.







ATHENS WOOD

THE AREA
Athens Wood is ideally placed for recreation being located on The Hirsel, the Douglas-Home family's estate, with its many nearby walking routes and estate facilities.

The nearby town of Coldstream, *The First True Border Toun*, is the gateway to the Scottish Borders and provides many amenities as does the nearby town of Kelso. It is also well positioned for travel to Edinburgh, Berwick Upon Tweed and Newcastle. Athens Wood is located approximately 18 miles from Berwick Upon Tweed Train Station, 53 miles from Edinburgh Airport and 63 miles from Newcastle Airport.

Schooling is available nearby at Coldstream Primary School and Berwickshire High School in Duns. Private schooling is also available nearby at Longridge Towers with local pick up.

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COUNCIL TAX - Band F

EPC RATING – F

SERVICES
The property has electric storage heating and a septic tank.



ATHENS WOOD

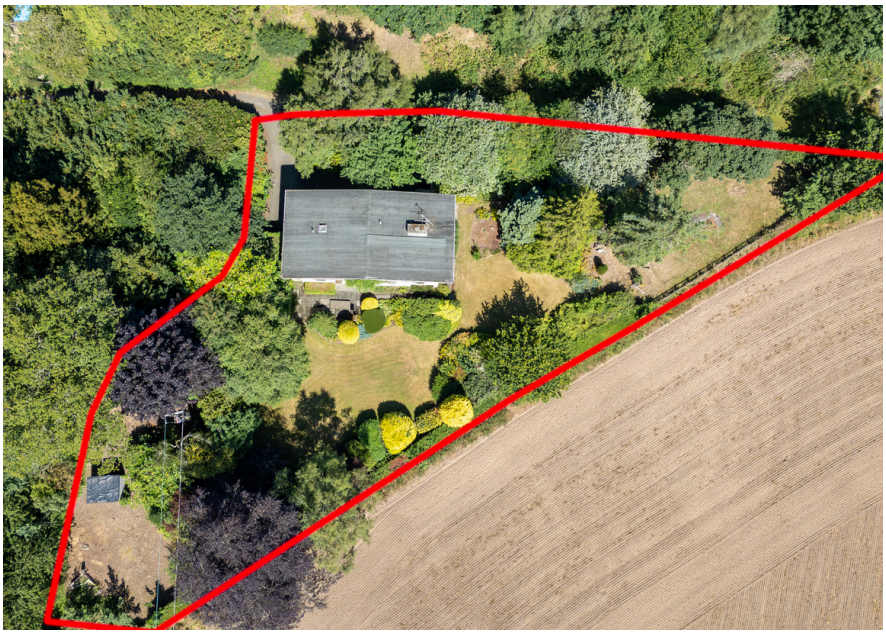


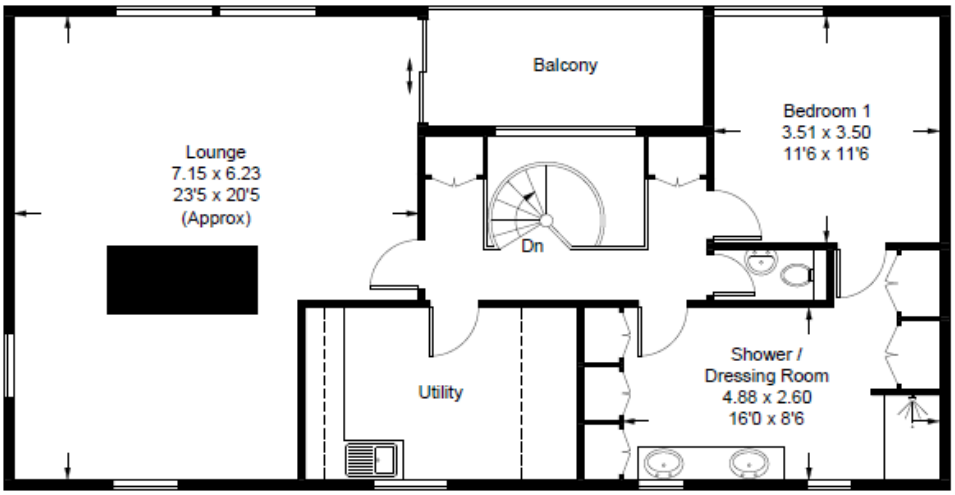




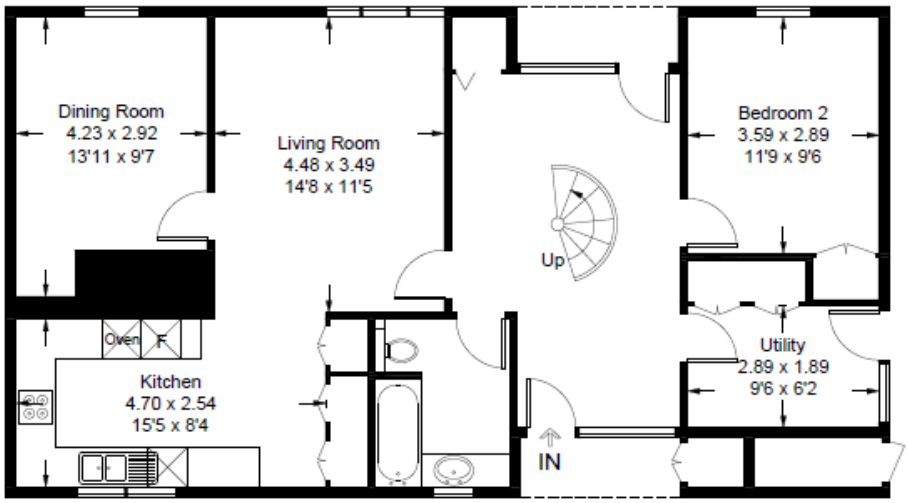
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First Floor



Ground Floor