



6 Little Swinton Farm Cottage, Coldstream - TD12 4HH

Offers Over £160,000

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6 Little Swinton Farm Cottage

Coldstream

A spacious and versatile 2-bedroom single-storey cottage with generous gardens, open views, off-street parking, and exciting potential for modernisation.

- Peaceful Rural Location
- Opportunity to Modernise
- Off-Street Parking
- Charming Features
- Situated Between the Borders Towns of Coldstream & Duns



Property Description

6 Little Swinton Farm Cottages is a two-bedroom single-level cottage in need of some modernisation, offering a wonderful opportunity to create a comfortable country home.

The property comprises an entrance vestibule with a storage cupboard, providing a useful space for coats and shoes. The sitting room features an open fire and a charming window seat, creating a welcoming focal point.

From the rear hallway, you access a family bathroom, a kitchen, two double bedrooms, and a large storage cupboard, giving the home a practical and versatile layout.

Externally, the cottage benefits from a coal store, a private garden, and off-street parking, adding to its convenience and appeal. With its solid layout and character features, the property offers excellent potential for anyone looking to renovate and personalise a rural home in a peaceful setting.

Accommodation Comprises

Ground Floor – Entrance Vestibule, Storage Cupboard, Sitting Room, Kitchen, Family Bathroom, Two Double Bedrooms, Large Storage Cupboard.

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

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/optimallywobbles.socket>

Tenure

Freehold

Council Tax

Band B

Energy Efficiency Rating

Rated F (32)

Local Authority

Scottish Borders Council

Services

Mains electricity, private water via Little Swinton Farm, 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

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







Area Insights

6 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, 6 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

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.kelsorfc.co.uk>

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

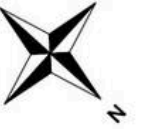
Schloss Hotel and Golf - <https://schlosshotel-roxburghe.com/en/home>

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

6 LITTLE SWINTON FARM COTTAGES, TD12 4HH
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 819 SQ FT / 76 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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