



4 Maines Farm Cottage, Duns - TD11 3LD  
Offers Over £195,000

**PATON & CO**  
ESTATE AGENTS



## 4 Maines Farm Cottage

Duns, Duns

4 Maines Farm Cottage is a charming two-bedroom home enjoying open views across the Cheviot Hills and has been thoughtfully renovated to make the very best use of the available space.

- Charming Country Cottage
- Open Views of The Cheviot Hills
- Recently Renovated
- Off-Street Parking
- Wood Burning Stove
- Landscaped Garden

### Accommodation Comprises

Ground Floor – Entrance Vestibule, Sitting Room, Breakfasting Kitchen, Shower Room.

First Floor – Two Double Bedrooms, Bathroom.

Garden & Grounds- Parking for 3 Cars, Patio, Lawn, Borders, Coal/Log Store, Rear Courtyard.



## Property Description

4 Maines Farm Cottage has been meticulously renovated back to bare stone to create a beautifully presented home that seamlessly blends period character with thoughtful contemporary finishes. The cottage enjoys exceptional, far-reaching views across the Cheviot Hills. Internally, the accommodation is stylishly presented, with a considered mix of wallpapers and panelling that enhances the home's charming cottage character.

The ground floor comprises an entrance vestibule leading into a welcoming sitting room, featuring a wood-burning stove and space for a dining table. To the rear, there is a breakfasting kitchen fitted with classic shaker-style cabinetry, with patio doors opening onto a small rear courtyard. A stylish shower room completes the ground-floor accommodation.

The first floor has been cleverly reconfigured to create a generous principal double bedroom with an open fire, alongside a second double bedroom. A convenient bathroom completes this level.

Externally, the property has been landscaped to provide parking for two cars, with steps leading down to a private garden that fully embraces the outstanding views. The garden features a small patio area, lawn and planted borders, offering a peaceful and attractive outdoor space. To the rear is a small, patioed courtyard that would provide an excellent space for outdoor seating.





## General Remarks

What3words

<https://w3w.co/condensed.popular.blotchy>

Tenure - Freehold

Local Authority - Scottish Borders Council

### Services

Mains electricity, mains water, drainage via a shared septic tank, LPG gas central heating. Fibre broadband services available.

### Fixtures and Fittings

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

### Listing and Conservation

4 Maines Farm Cottage is not listed nor does it lie within a conservation area.

Council Tax - Band B

Tenure - Freehold

EPC Energy Efficiency Rating E

EPC Environmental Impact Rating: Band D







## Area Insights

4 Maines Farm Cottage is located near the village of Foulden in the Scottish Borders, offering a rural setting with good access to nearby towns and transport links. The property is within easy driving distance of Berwick-upon-Tweed, which provides a full range of amenities including supermarkets, independent shops, restaurants, schools, healthcare facilities, leisure clubs and The Maltings theatre and cinema.

Further local services are available in Chirnside, which has a Co-op, butcher, pub, post office, pharmacy and primary school, with secondary schooling available in Duns and Eyemouth. The surrounding area offers access to coastal and countryside attractions including Coldingham Sands, St Abb's Head National Nature Reserve, and several historic houses such as Paxton House, Manderston and Floors Castle.

Transport connections are convenient, with road access to the A1 and mainline rail services from Berwick-upon-Tweed and Reston stations, both on the East Coast Main Line. These provide direct links to Edinburgh, Newcastle and London, making the property suitable for commuters as well as those seeking a well-connected rural location.

## Distances

Foulden 2 miles, Chirnside 3 miles, Berwick-upon-Tweed 6 miles, Duns 9 miles, Norham 10 miles, Coldingham 10 miles, Edinburgh 52 miles, Newcastle 70 miles. (All distances are approximate.)



## 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/>

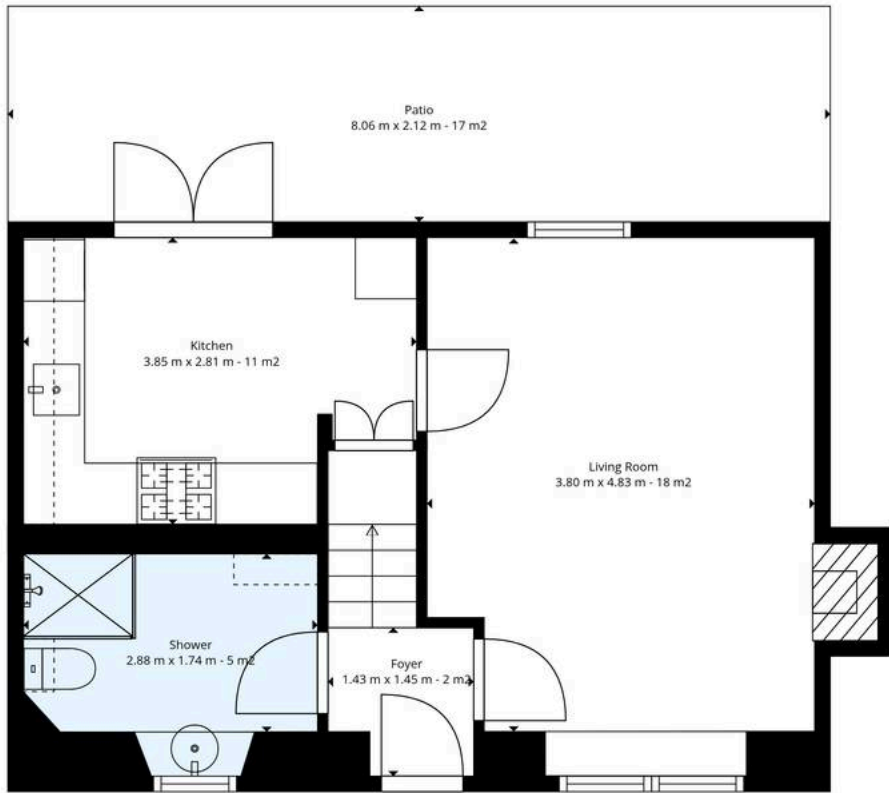
Berwick Sports & Leisure Centre - <https://www.placesleisure.org/centres/berwick-sports-and-leisure-centre/>

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

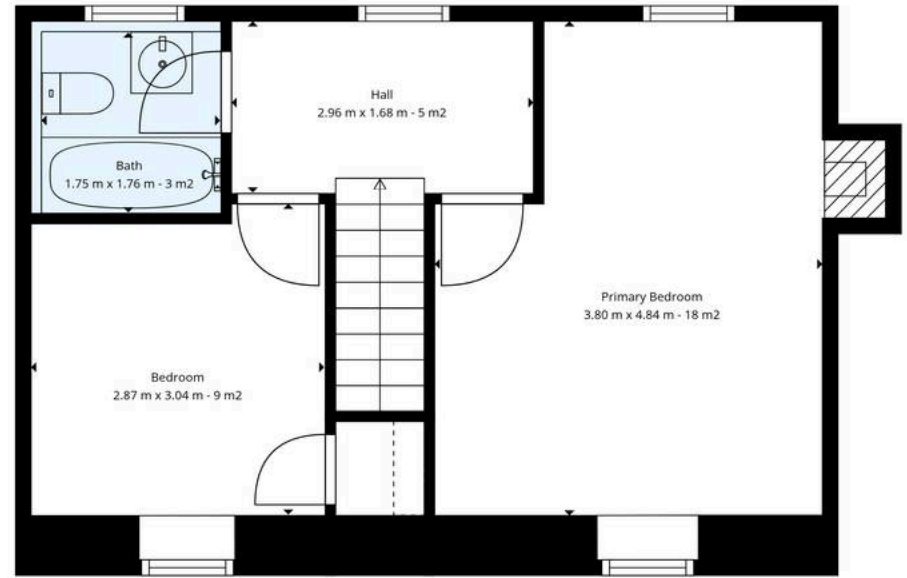
Berwick's Town Walls - [https://en.wikipedia.org/wiki/Berwick\\_town\\_walls](https://en.wikipedia.org/wiki/Berwick_town_walls)

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

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



Ground Floor



First Floor

**Total: 82 m2**  
 Ground Floor: 41 M2, First Floor: 41 m2  
 Excluded Areas: Patio: 17 M2, Fireplace: 2 M2, Walls: 8 m2

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





### 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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