

Old School Orchard High Street, Ayton - TD14 5QN

Offers Over £325,000

PATON & CO

SALES | LETTINGS | RURAL



Old School Orchard High Street

Ayton, Eyemouth

Spacious detached two-bedroom bungalow with wraparound gardens, generous parking and exciting potential to extend, in the heart of sought-after Ayton.

- Detached village bungalow
- Wraparound sunny gardens
- Spacious kitchen & dining room
- Principal en suite bedroom
- Garage & ample parking
- Scope to extend (STC)

Accommodation Comprises

Internally: Vestibule, Sitting Room, Hallway, Kitching/Dining Room, Utility, Principal Bedroom with Ensuite Shower Room, Bedroom 2, Family Bathroom

Externally: Single Garage, Driveway, Garden, Patio, Shed

Distances

Reston Train Station 3 miles, Berwick Train Station 8 miles, Belhaven School 22 miles, Longridge Tower School 11 miles, Duns 12 miles, Kelso 24 miles, Melrose 35 miles, Edinburgh City Centre 49 miles, Newcastle 73 miles. (All distances are approximate)









Property Description

Situated in the peaceful and sought-after village of Ayton, Old School Orchard is a generously proportioned two-bedroom detached bungalow with wraparound gardens, ample private parking and a single garage. The property offers excellent potential to extend the accommodation or incorporate the adjoining garage, subject to the necessary consents.

An entrance vestibule leads into a bright and welcoming sitting room, while the kitchen/dining room provides a sociable space for everyday living and entertaining, with ample worktop and storage space. A useful utility room, complete with a pantry cupboard, complements the accommodation.

Both bedrooms are generously sized and benefit from fitted storage. The principal bedroom has an en suite shower room, while a separate family bathroom, with an electric shower over the bath, serves the second bedroom and guests.

Outside, the wraparound south and west facing gardens feature raised beds, mature borders and a well-kept lawn, with a sunny patio providing an inviting spot to relax or dine outdoors. Private access to Ayton Bowling Green is a further appealing feature.

The single garage has an electric vehicle door, a separate pedestrian door and a window, together with power and water supplies. In addition to its practical use, it offers scope to create further living accommodation, subject to the necessary consents. A driveway and additional space to the side of the property provide ample parking for several vehicles.

Combining a peaceful village setting with generous single-storey accommodation and established gardens, Old School Orchard offers an appealing home with the opportunity to make it your own. Ample parking and scope to extend, subject to the necessary consents, add to its versatility.









General Remarks

What3words:

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Tenure:

Freehold

Council Tax:

Band E

Energy Efficiency Rating:

Band C (70)

Local Authority:

Scottish Borders Council

Services:

Mains water, drainage & electricity.

Gas central heating.

Full fibre broadband services available

Fixtures and Fittings:

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

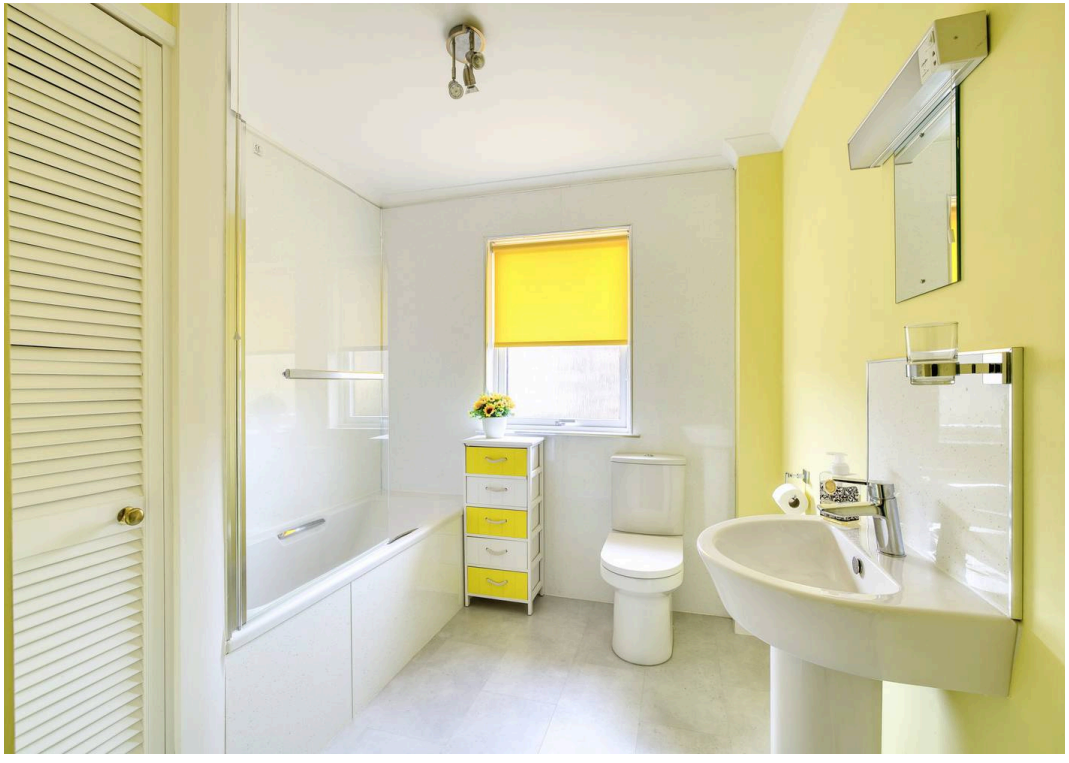
Listing and Conservation:

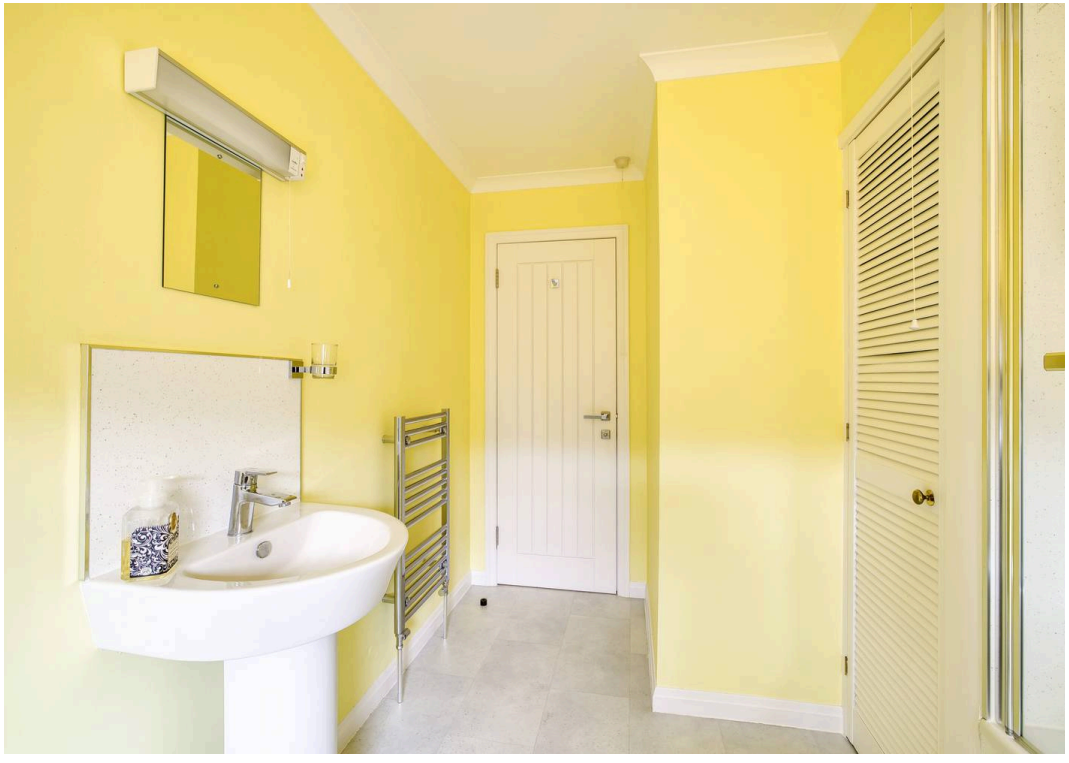
Old School Orchard is not a listed building nor situated in a conservation area.













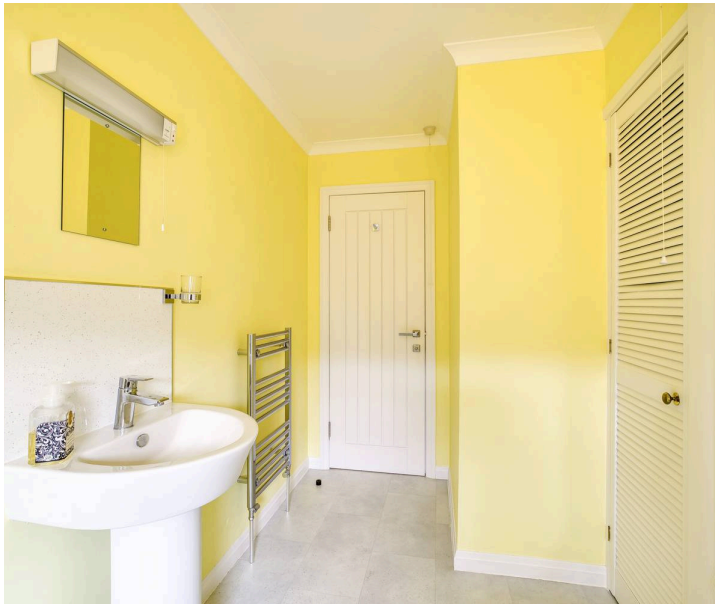
Area Insights

Old School Orchard enjoys a tucked-away position along a quiet lane in the heart of the sought-after village of Ayton in the Scottish Borders. The property is within easy walking distance of the excellent range of amenities this thriving village has to offer, including a highly regarded primary school, village hall, children's play park, church, and a well-stocked village shop. A particular highlight is the impressive Ayton Castle and its surrounding grounds, which provide attractive walks and a striking focal point for the village. The castle has recently been purchased by comedian and television personality Alan Carr, who has publicly shared ambitious plans to sympathetically restore and enhance the estate, generating considerable local interest and investment in this historic landmark. Connectivity is excellent, with the recently opened Reston railway station situated approximately three miles away. Located on the East Coast Main Line, the station provides regular services to Edinburgh, Newcastle and beyond, making the area increasingly attractive to commuters and those seeking a rural lifestyle without sacrificing accessibility. Ample parking and frequent services north and south further enhance its appeal.

Education is well catered for, with Ayton Primary School enjoying an excellent reputation and Eyemouth High School located nearby. A selection of respected independent schools are also easily accessible, including Belhaven Hill School in Dunbar and Longridge Towers School near Berwick-upon-Tweed. Ayton is ideally placed for enjoying the best of the Borders coastline and countryside. The bustling fishing town of Eyemouth lies just 2.5 miles to the north-east, offering a picturesque working harbour, sandy beach, leisure centre, swimming pool, golf course and a growing selection of cafés, restaurants and independent shops. The area is particularly popular with outdoor enthusiasts, with opportunities for coastal walking, paddleboarding, sailing, diving and sea fishing all available nearby.

The historic market town of Berwick-upon-Tweed is approximately 8 miles away, providing excellent shopping, supermarkets, professional services and a mainline railway station with regular services to Edinburgh, Newcastle and London.







Useful Links

Ayton Castle - https://www.aytoncastle.com

Reston Railway Station / ScotRail - https://www.scotrail.co.uk

Visit Eyemouth - https://www.visiteyemouth.com

Berwickshire Coastal Path - https://www.scotborders.gov.uk/directory-record/19095/berwickshire-coastal-path

St Abbs & Eyemouth Voluntary Marine Reserve - https://www.seawilding.org/st-abbs-and-eyemouth-marine-reserve

Eyemouth Golf Club - https://www.eyemouthgolfclub.com

Coldingham Bay - https://www.visitscotland.com/info/see-do/coldingham-bay-p256291

Visit Berwick-upon-Tweed - https://www.visitberwick.com

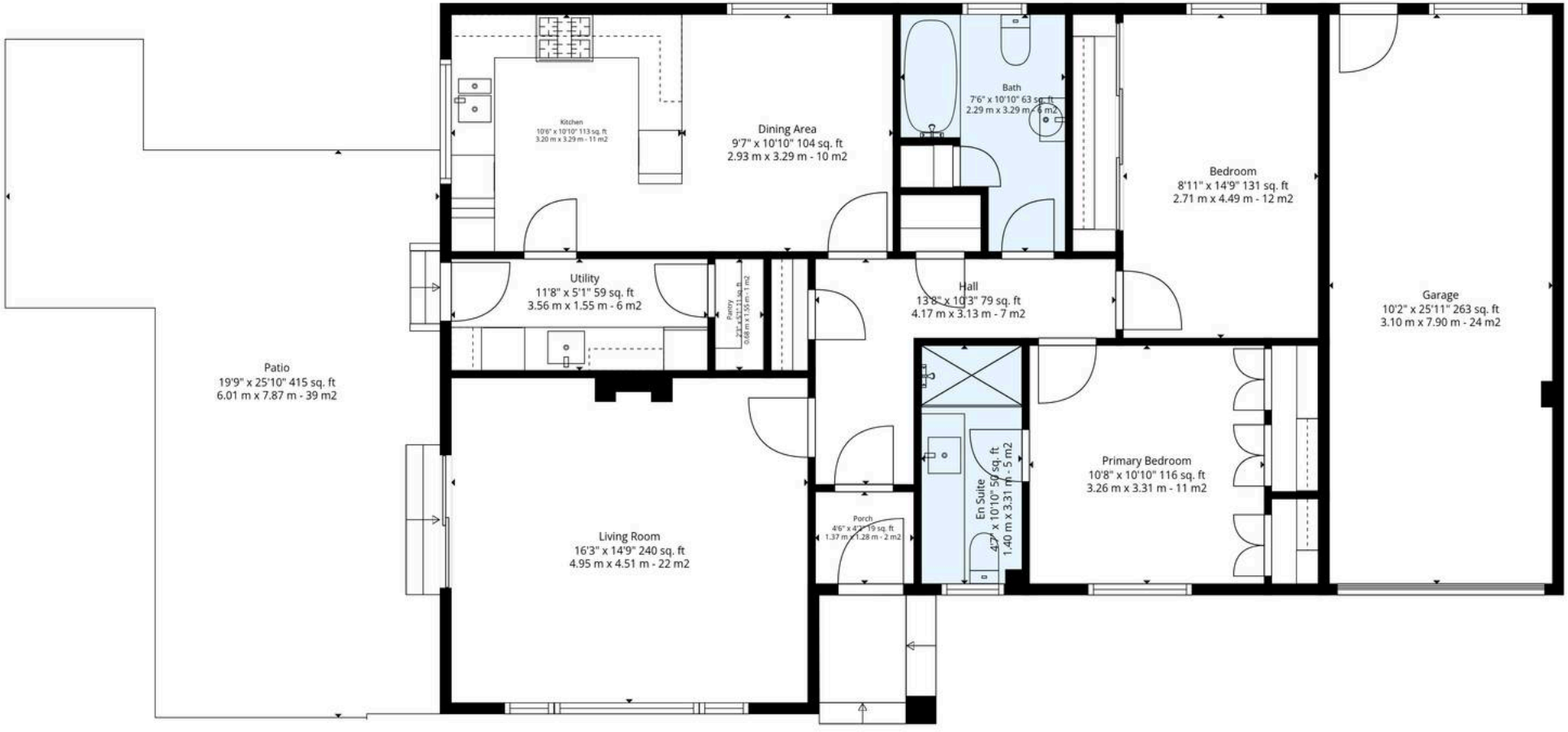
Visit Scotland - Scottish Borders - https://www.visitscotland.com/places-to-go/scottish-borders

Ayton Primary School - https://www.scotborders.gov.uk/directory-record/23677/ayton-primary-school

Eyemouth High School - https://www.scotborders.gov.uk/directory-record/23699/eyemouth-high-school

Belhaven Hill School - https://www.belhavenhill.com

Longridge Towers School - https://www.longridge.org.uk



Total: 1032 sq. Ft, 96 m2

Ground Floor: 1032 sq. Ft, 96 m2

Excluded Areas: Garage: 263 sq. Ft, 24 M2, Porch: 19 sq. Ft, 2 M2, Patio: 416 sq. Ft, 39 M2,
Utility: 59 sq. Ft, 6 M2, Walls: 95 sq. Ft, 9 m2

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





You can include any text here. The text can be modified upon generating your brochure.

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 themself 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.



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