

Belle Vue Estates



Stewards House

Eccles Tofts, Greelaw, Duns, TD10 6UJ

Offers Over £270,000

Property Features

- CHARMING DETACHED STONE COTTAGE
- AMAZING FAR REACHING COUNTRYSIDE VIEWS
- TWO DOUBLE BEDROOMS
- BIOETHANOL FEATURE STOVE
- GROUND FLOOR SHOWER ROOM
- TOTALLY REFURBISHED
- BEAUTIFUL LOCATION

Full Description

MAIN DESCRIPTION

NO ONWARD CHAIN

Occupying an enviable position with breathtaking countryside views this beautifully presented detached stone cottage perfectly combines character with stylish contemporary living.

Thoughtfully renovated throughout, the property retains its cottage charm with solid timber cottage-style internal doors while benefiting from modern comforts, including newly installed double glazing and an energy-efficient air source heat pump.

The welcoming living room provides a cosy yet elegant space to relax, centered around a contemporary bioethanol stove that creates a warm focal point without compromising the property's clean, modern feel. The impressive fitted kitchen has been finished to a high standard and features a range of integrated appliances offering both style and practicality.

The first floor give access into two stunning double bedrooms, the principal bedroom boasting en-suite facilities. A well-appointed ground floor bathroom / WC adds further convenience and flexibility.

Externally the property's position captures truly outstanding panoramic views creating a peaceful setting that can be enjoyed throughout the seasons. Early viewing is highly recommended to fully appreciate the quality, charm and stunning views this unique home has to offer.

The accommodation sits within the attractive Borders countryside with lovely walks and cycling routes in the area. The area is well placed for access into Kelso, Coldstream and Duns where a wider range of amenities are available.



ENTRANCE HALLWAY

6' 7" x 4' 5" (2.021m x 1.348m)

Access to the property is via a partially glazed composite front door, leading into the entrance hall with stairs rising to the first-floor landing. The hall features laminate flooring and a stylish white column radiator.

LIVING ROOM

17' 1" x 13' 1" (5.212m x 4.007m)

A well-proportioned reception room featuring dual-aspect double-glazed windows that provide an abundance of natural light. The room benefits from laminate flooring and a double central heating radiator. A bioethanol stove, set within a charming chimney recess with a stone hearth and wooden mantel, creates an attractive focal point and adds character to the space.

KITCHEN / DINER

22' 7" x 14' 0" (6.886m x 4.285m)

A beautifully presented and spacious kitchen/dining recently fitted with an excellent range of contemporary wall and base units complemented by matching drawers, stylish upstands and contrasting work surfaces. The kitchen is well equipped with a range of integrated appliances including oven, hob, extractor hood, dishwasher and fridge/freezer.

A traditional Belfast sink adds character while plumbing is provided for a washing machine. The room benefits from three double radiators, a built-in storage cupboard and three dual aspect windows allowing an abundance of natural light. The room boasts recessed downlighting, and attractive laminate flooring creating a practical and inviting space ideal for both everyday family living and entertaining.

DOWNSTAIRS BATHROOM

8' 4" x 4' 8" (2.547m x 1.435m)

Comprising a panelled bath with overhead rainfall shower and separate handheld attachment, back-to-wall WC and a contemporary vanity unit incorporating a wash hand basin with storage beneath. The bathroom is finished with a fully tiled floor, partially tiled walls, recessed downlights, a black heated towel rail, extractor fan, illuminated wall mirror and a double-glazed privacy window.

FIRST FLOOR LANDING

Carpeted stairs and landing. Built in storage and Velux window.

Doors giving access into two double bedrooms, the principle bedroom with en suite facilities.





BEDROOM ONE

17' 0" x 12' 2" (5.188m x 3.712m)

The room benefits from dual-aspect double-glazed windows offering stunning views. The bedroom is warmed by a double central heating radiator and boasts fitted carpet and neutral décor. A door leads through to the en-suite bathroom.

ENSUITE

5' 5" x 5' 1" (1.663m x 1.574m)

The bathroom has a stylish corner shower cubicle, back to the wall WC and vanity unit with hand basin and storage. The room has tiled flooring and partially tiled walls, fitted downlights to the ceiling and extractor fan. With illuminated wall mirror and black towel warmer.

BEDROOM TWO

16' 11" x 10' 2" (5.157m x 3.107m)

The room benefits from dual-aspect double-glazed windows offering stunning views. The bedroom is warmed by double central heating radiators and boasts fitted carpet, neutral décor and eaves storage.

EXTERNALLY

Situated on a generous fully fenced plot, this property offers ample off-road parking and useful external storage. To the rear is a spacious lawned garden provides an ideal outdoor space to relax and enjoy the stunning panoramic countryside views.

DISCLAIMER

These details have been prepared by our agency staff using both information provided to us by the vendor and following internal inspection. Please be advised particulars may still be awaiting verification and approval from the vendors and therefore should not be relied for anything other than general information. Fixtures and fittings included are to be agreed with the vendor and any photographs or mention of fitted appliances does not imply they are in working order. Internal measurements are taken as a guide only for prospective purchasers and may not be precise.





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