



11 South Mews Bennecourt Drive  
Coldstream, TD12 4BY



11 South Mews is a generous family home set within the exclusive Bennecourt development in Coldstream; offering a welcoming layout and choice of public rooms, with four comfortable bedrooms, a private landscaped garden, and a drive with garage.



### 11 SOUTH MEWS

A much loved and beautifully maintained family home, this striking detached property is positioned in a preferential spot backing onto a woodland aspect with rolling countryside beyond.

The ground floor offers a generous kitchen and living space with attractive views over the rear garden, alongside a separate lounge or dining room. There is also a downstairs WC and ample storage, providing excellent practicality for family living.

On the first floor, the property features four well proportioned bedrooms, all with built-in wardrobes, with the principal bedroom benefits from a spacious en-suite shower room. A family bathroom and further storage complete this level.

The integrated garage is currently utilised as a utility area and additional storage space, with the rear garden a real highlight which benefits from direct access to the surrounding woodland and also features a charming summerhouse.

### LOCATION

Coldstream, often described as the gateway to Scotland, is a historic and picturesque town set on the banks of the River Tweed. The town is well known for its riverside walks and for the nearby Hirsell Country Estate, offering woodland trails, parkland, and open spaces to enjoy. The area is particularly appealing to those who enjoy the outdoors, with local facilities including tennis courts, riding paths, and renowned fishing along the Tweed.

The wider surroundings provide access to a variety of landscapes, from walking routes within the Northumberland National Park to the unspoiled beaches of the Berwickshire coast. Coldstream itself offers a well-regarded primary school, convenient links to secondary schooling, and a range of local shops and services. For those commuting further afield, Berwick-upon-Tweed mainline station is around 20 minutes away by car, providing direct rail connections to both Edinburgh and Newcastle.

### ACCOMMODATION SUMMARY

Entrance Hall, Living Room, Dining Kitchen, Cloakroom W/C. First Floor Landing, Master with Ensuite Shower Room, Three Further Bedrooms, Family Bathroom.

### KEY FEATURES

- Popular Cul de Sac Location
- Direct Access to Surrounding Woodland
- Beautifully kept and maintained
- Private Garden & Summerhouse
- Parking & Garage

### SERVICES

Mains water, electric, gas and drainage. Gas fired central heating. Fully double glazed.

### ADDITIONAL INFORMATION

All light fittings, integrated appliances, curtain rails and blinds are included in the sale price.

### COUNCIL TAX

Band F.

### ENERGY EFFICIENCY

Rating C.

### VIEWING & HOME REPORT

To arrange a viewing or request a copy of the Home Report contact the selling agents, Hastings Property on 01573-225999- lines open until 5pm.

### PRICE & MARKETING POLICY

Offers Over £345,000 are invited and should be submitted to the Selling Agents, Hastings Property Shop, 28 The Square, Kelso, TD5 7HH, 01573 225999, Fax 01573 229888. The seller reserves the right to sell at any time and interested parties will be expected to provide the Selling Agents with advice on the source of funds with suitable confirmation of their ability to finance the purchase.

All measurements are approximate and are taken at the widest point. Whilst these particulars have been carefully prepared, no guarantee is given as to their accuracy and they shall not form part of any contract to follow hereon.