



## Ord Cottage, 16 Main Street, Swinton - TD11 3JH

Offers Over £280,000

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## Ord Cottage, 16 Main Street

Swinton, Duns

A charming stone-built cottage in the heart of Swinton, offering character-filled living, versatile accommodation, and beautifully positioned village living.

- Charming stone cottage
- Chain Free
- Inglenook Multi fuel stove
- South facing secure private garden
- Exciting extension potential
- Fully Double Glazed

### Accommodation Comprises

Internally: Living Room, Principal Bedroom, Family Bathroom, Bedroom with Ensuite, Kitchen, Conservatory, Dining Room.

Externally: Parking, Garden, Patio Area





## Property Description

Situated on the main street of the picturesque village of Swinton, Ord Cottage is a delightful stone-built home that seamlessly blends traditional character with modern comforts. Offering spacious and versatile accommodation, this unique property is filled with charm and benefits from a secure, private south-facing garden, off-street parking, full double glazing, a conservatory, and previously approved planning permission for a rear extension.

Upon entering the property, you are welcomed by a spacious entrance foyer featuring a stunning original exposed stone wall, creating an immediate sense of character and warmth. To the right is a modern, generously proportioned family bathroom, along with the converted garage which now serves as an impressive principal bedroom. Flooded with natural light from Velux windows, this generous room also benefits from underfloor heating throughout and an excellent walk-in dressing room.

The heart of the home is the inviting living room, where a charming inglenook multi-fuel stove provides a cosy focal point, perfect for relaxing evenings. From here, the accommodation flows into the beautifully presented kitchen, complete with a traditional Belfast sink, quality cabinetry, and ample workspace. The adjoining dining area provides an excellent space for family meals and entertaining, while also offering access to the conservatory.

To the rear of the property, the bright conservatory enjoys views over the garden and allows an abundance of natural light to pour into the home. Beyond lies a generously sized double bedroom with ensuite facilities, creating an ideal guest suite or private accommodation for family members.

Externally, the property benefits from a private, secure south-facing garden which is a particular highlight. A patio area overlooks an attractive rockery with lawns beyond, creating a wonderful outdoor retreat and serving as a true suntrap throughout the warmer months. The garden provides the perfect setting for relaxing, entertaining, and enjoying the peaceful village surroundings.

The property also benefits from lapsed planning permission for a substantial kitchen, dining, and living room extension to the rear, presenting an exciting opportunity for future development, subject to obtaining the necessary consents.

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## General Remarks

What3words: ///curries.spans.eyelid

Tenure

Freehold

Council Tax

Band C

Energy Efficiency Rating

EPC Rating: E

Local Authority

Scottish Borders Council

Services

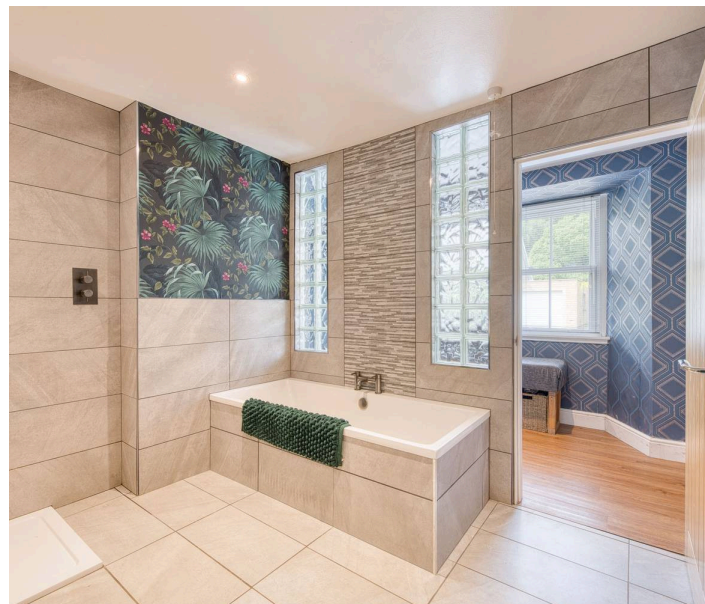
Mains water, electricity, sewerage and electric heating.

Fixtures and Fittings

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

Listing and Conservation

Ord Cottage is not listed, nor does it lie in a conservation area.













## Area Insights

Ord Cottage enjoys a central position within the charming conservation village of Swinton, a thriving Borders community renowned for its welcoming atmosphere and excellent local amenities. Situated on the village's main street, the property is within easy walking distance of the popular village pub, local shop, primary school and community facilities, making it an ideal location for those seeking village life with everyday convenience.

Surrounded by the beautiful Borders countryside, Swinton offers an abundance of scenic walking and cycling routes right from the doorstep, with rolling farmland, woodland trails, and peaceful rural landscapes to explore. The nearby villages of Ladykirk and Norham provide further amenities, including a well-stocked village shop, butcher, baker, and additional dining options.

The historic market town of Berwick-upon-Tweed lies approximately 11 miles to the east and offers a comprehensive range of shopping, leisure, and healthcare facilities, along with a vibrant selection of cafés, restaurants, and cultural attractions. Berwick's East Coast Main Line railway station provides regular direct services to Edinburgh, Newcastle, and London, making the area well connected for commuters and travellers alike.

The wider region is renowned for its rich history, spectacular coastline, and outdoor pursuits. From exploring nearby castles and picturesque villages to enjoying fishing on the River Tweed or walking in the Cheviot Hills and Northumberland National Park, there is no shortage of opportunities to enjoy the surrounding landscape.

Excellent transport links are available via the nearby A1, providing straightforward access to both Edinburgh and Newcastle, each offering international airports and extensive city amenities.

## Distances

Norham 4 miles, Duns 6 miles, Coldstream 6 miles, Kelso 11 miles, Berwick-upon-Tweed Railway Station 11 miles, Edinburgh 48 miles (all distances are approximate).





## Useful Links

Swinton Village - <https://www.visitscotland.com/info/towns-villages/swinton-p240991>

Swinton Village Events - <https://www.facebook.com/SwintonVillageEvents>

Swinton Primary School - <https://www.swintonps.scotborders.sch.uk>

The Wheatsheaf - <https://eatdrinkstaywheatsheaf.com>

Norham Doctors - <https://www.unionbraesurgery.com>

The Masons Arms - <https://www.themasonsarmsnorham.co.uk>

Norham Castle - <https://www.english-heritage.org.uk>

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/>



**Total: 1476 sq. Ft, 137 m<sup>2</sup>**

Ground Floor: 1476 sq. Ft, 137 m<sup>2</sup>

Excluded Areas: Utility: 50 sq. Ft, 5 M<sup>2</sup>, Patio: 154 sq. Ft, 14 M<sup>2</sup>, Walls: 115 sq. Ft, 11 m<sup>2</sup>

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





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