



Gamekeepers Cottage, South Laws, Duns - TD11 3HZ

Offers Over £400,000

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Gamekeepers Cottage

South Laws, Duns

The Cottage is accessed by its own drive with generous garden grounds and benefits from a garage and ample parking.

- Enchanting Detached Cottage
- Ground Level for Easy Access
- Countryside Views
- Generous Garden Grounds
- Peaceful Location
- Characterful Features

Accommodation Comprises

Ground Floor - Reception Porch, Sitting Room, Kitchen / Dining Room, 3 Bedrooms, Family Bathroom.

Garden & Grounds – Private Drive, Garage, Car Port, Garden with Lawns and Mature Trees, Large Shed.



Property Description

The Gamekeeper's Cottage is nestled in the wonderful Berwickshire countryside. The cottage is a charming and characterful three-bedroom detached home offering a perfect blend of rural tranquillity and modern living. This cosy cottage provides a rare opportunity to reconnect with nature in a peaceful and private setting.

Set within approximately one acre of mature gardens, the cottage is approached via a private driveway with space for two to three vehicles.

Inside, the rooms are well proportioned with stylish and comfortable living spaces throughout.

The cottage offers a warm and inviting atmosphere, with accommodation that flows effortlessly from one space to the next. There are three generously sized double bedrooms, each enjoying views of the surrounding countryside, creating a peaceful retreat for restful living.

The heart of the home is the relaxing family sitting room, where an open fireplace adds a cosy touch, perfect for unwinding on cooler evenings.

The dining area, positioned within the kitchen, offers comfortable seating and space. It is also accessed via patio doors that open directly onto the garden, allowing natural light to flood in.

Completing the accommodation is a family bathroom, providing all the essentials for modern country living.

Outside, the gardens are a true highlight. The lawns are well maintained with some mature shrubs and trees, while the sides offer a more natural setting. A large shed assists with the storage of garden equipment. Attached to the cottage is a single car garage and located to the left side of the kitchen is a very useful carport, a great help when you have inclement weather to hang clothes, store items or unload the car.

The Gamekeeper's Cottage is a rare find: a home that combines timeless charm with modern touches, all set in one of the most picturesque areas of the Scottish Borders.











General Remarks

Services

Mains electricity and water supply

Oil fired central heating

Drainage to a Private Septic tank

Broadband Services Available

Tenure

Freehold

Council Tax

Band E

Energy Efficiency Rating

Band E (42)

Local Authority

Scottish Borders Council

Listing & Conservation

The Gamekeeper's Cottage is not listed and does not fall within the conservation.

Fixtures and Fittings

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





Area Insights

The Gamekeeper's Cottage is set in the beautiful rolling countryside of Berwickshire, just a short distance from the Border towns of Coldstream, Duns, and Kelso.

Across the nearby English border are the towns of Berwick-upon-Tweed and Wooler, gateway to the Cheviots and Northumberland National Park.

The area offers excellent local services, including GP practices, dentists, pharmacies, and hospitals. The larger towns offer Primary and secondary education with some independent schools, including Longridge Towers.

The surrounding towns are lively and welcoming, with independent shops, cafes, restaurants, theatres, and supermarkets. Annual events such as the Jim Clark Rally in Duns, Melrose Book and Music Festivals, and Eyemouth's seafood festival bring the community together throughout the year.

Outdoor opportunities are plentiful, from coastal paths and countryside walks like St Cuthbert's Way and the Borders Abbeys Way, to excellent golf courses at Eyemouth, Goswick, and Berwick. The River Tweed offers superb fishing, and local cycling trails routes, attract riders and anglers from all over the world.

Distances

Berwick-upon-Tweed Railway Station 11 miles, Edinburgh 48 miles, Norham 6 miles, Kelso 11 miles, Duns 6 miles, Coldstream 7 miles

(all distances are approximate)





Useful Links

Norham Butchers - <https://www.borderbutcher.co.uk/>

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

Floors Castle - <https://www.floorscastle.com/>

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/>

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/>

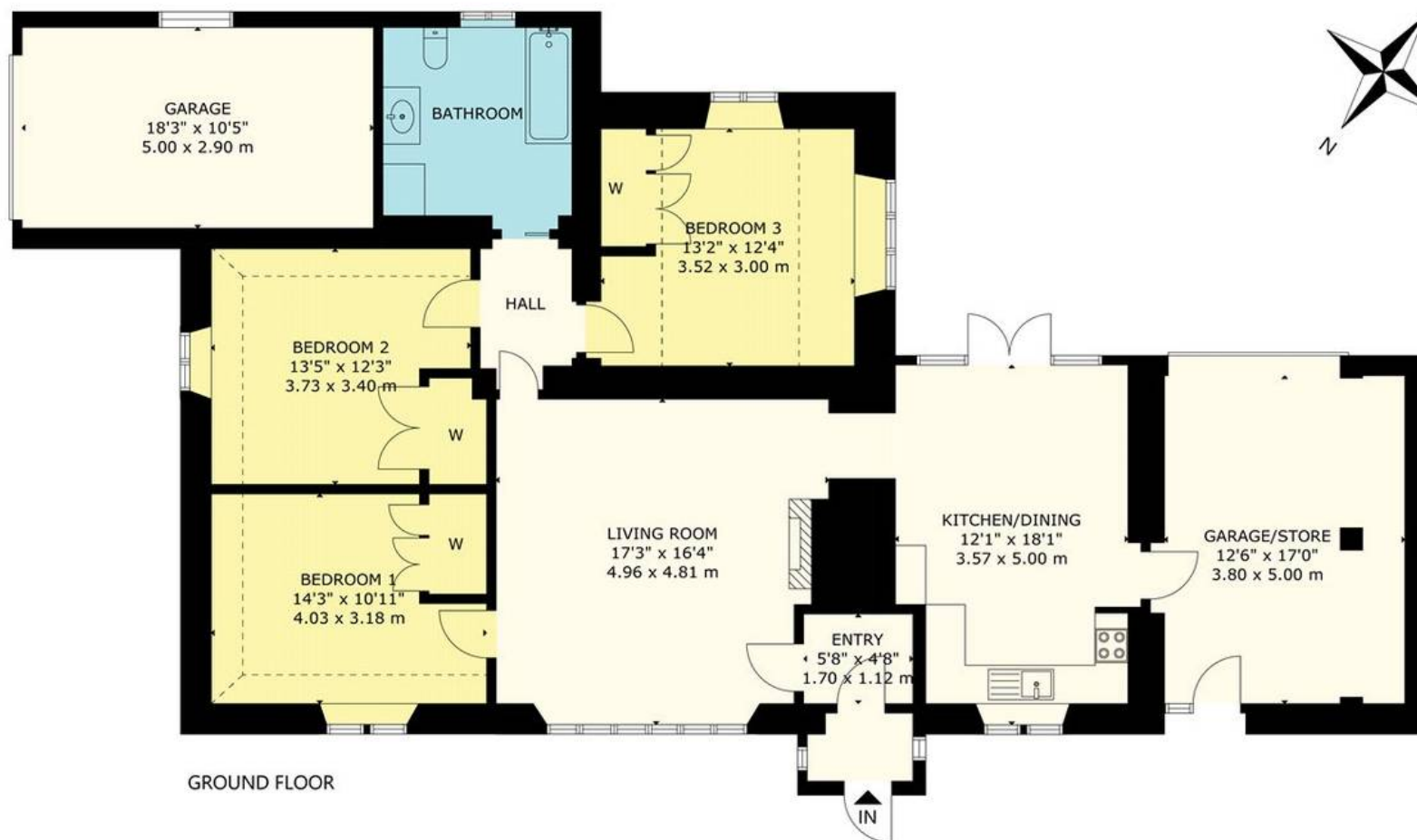
Berwick Train Station -
<https://www.lner.co.uk/stations/berwick-upon-tweed/>

Berwick Food & Beer Festival -
<https://www.berwickfoodandbeerfestival.co.uk/>

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

Scotts of Kelso - <https://scottsofkelso.com/>

Collingwood Arms Hotel - <https://collingwoodarms.com/>



GROUND FLOOR

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL AREA 1,272 SQ FT / 118 SQ M
 GARAGE 402 SQ FT / 37 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.

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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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