



## Ligna House, High Street, Ayton - TD14 5QP

Offers Over £435,000

**PATON & CO**

SALES | LETTINGS | RURAL



## Ligna House, High Street

Ayton

Impressive five-bedroom detached home in Ayton with spacious living, modern finishes, underfloor heating, large south-facing garden, flexible outbuilding, double garage, and ample parking.

- Bright family home
- Large south-facing garden
- Underfloor heating throughout
- Fully insulated outbuilding
- Double garage with underfloor heating

### Accommodation Comprises

Ground Floor:- Living Room, Dining Room, Kitchen, Utility & WC

First Floor:- Principal Bedroom with En-Suite, Three Double Bedrooms, Box Room & Family Bathroom

Outside:- Large Garden, Outbuilding, Shed, Double Garage & Driveway



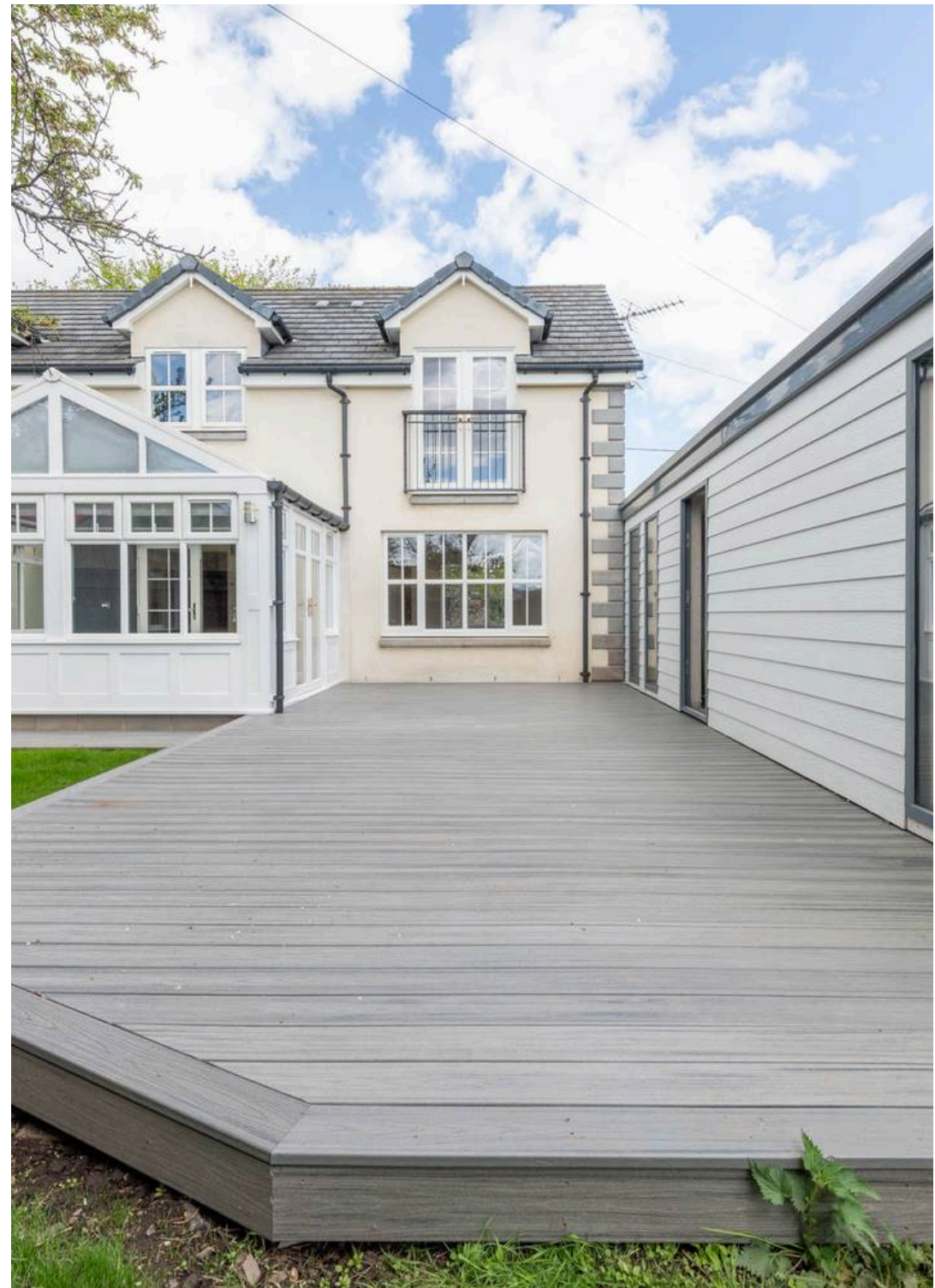
## Property Description

Ligna House is an impressive five-bedroom detached family home, set on a generous plot in the heart of the village of Ayton and extending to approximately 1,645 sq ft (136 sq m). Thoughtfully designed and carefully built, it offers spacious, contemporary living with bespoke finishes, abundant natural light, and practical features perfectly suited to modern family life.

A welcoming entrance hallway leads into a bright and comfortable living room that flows seamlessly into the dining room and conservatory. Designed for year-round enjoyment, the conservatory is enhanced by self-cleaning glass panels that allow rain to run off easily while keeping the space light and inviting in every season. To the rear, the well-appointed kitchen is complemented by a useful utility room and a convenient ground-floor WC. Underfloor heating runs throughout the entire ground floor, adding an extra touch of comfort.

The bespoke glass staircase leads to four well-proportioned bedrooms along with a versatile box room. The principal bedroom enjoys a Juliet balcony that fills the space with natural light, as well as an en-suite bathroom. Two further generous double bedrooms provide excellent accommodation, one featuring a charming built-in wooden play structure crafted in the form of a small house, complete with raised platforms and steps—an imaginative and delightful space for children. A final large bedroom, positioned above the garage, benefits from impressive views towards the Lamberton Hills. The box room is ideal as a nursery, study, or dressing room. This floor is completed by a modern family bathroom, with both the en-suite and family bathroom also benefiting from underfloor heating.

Externally, the large south-facing rear garden offers a peaceful and private outdoor retreat with the composite decking creating a wonderful sun trap, perfect for relaxing or entertaining. A substantial, fully insulated outbuilding provides excellent flexibility, ideal for use as a home office, gym, or hobby space, in addition to a separate garden shed. To the front, a spacious driveway provides ample off-street parking and is complemented by a double garage with underfloor heating, while the grounds are fully enclosed for privacy and security.









## General Remarks

### What3Words

///widely.tripods.receive

### Tenure

Freehold

### Council Tax

Band F

### Energy Efficiency Rating

Band C (Rated: 75)

### Local Authority

Scottish Borders Council

### Fixtures and Fittings

All fitted flooring and integrated appliances form part of the sale.

### Services

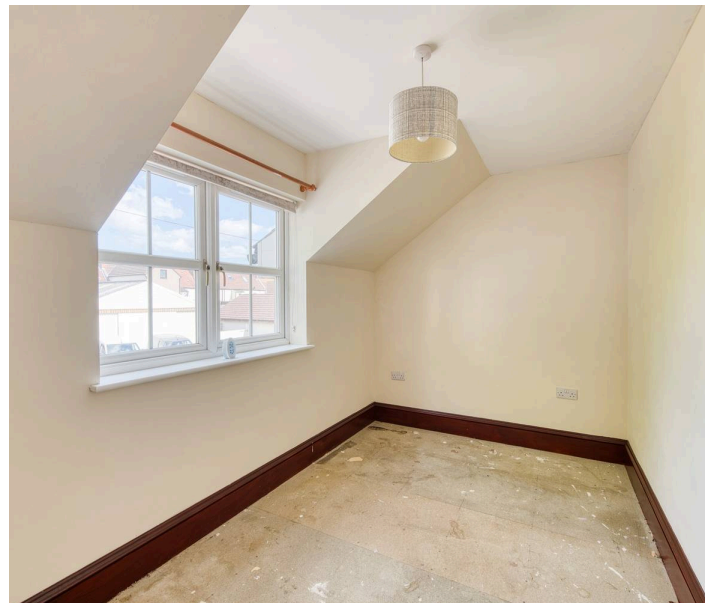
Oil Central Heating

Mains Water & Drainage

Super fast broadband

### Listing & Conservation

Ligna House is not listed nor in a conservation area.







## Area Insights

Ligna House is positioned up a quiet street in the heart of the attractive village of Ayton, in the Scottish Borders.

The property is within very easy walk of all the amenities one would expect from a thriving Borders village including a primary school, village hall, play park, an excellent, well stocked local shop and Ayton Castle with its abundant walks and attractions.

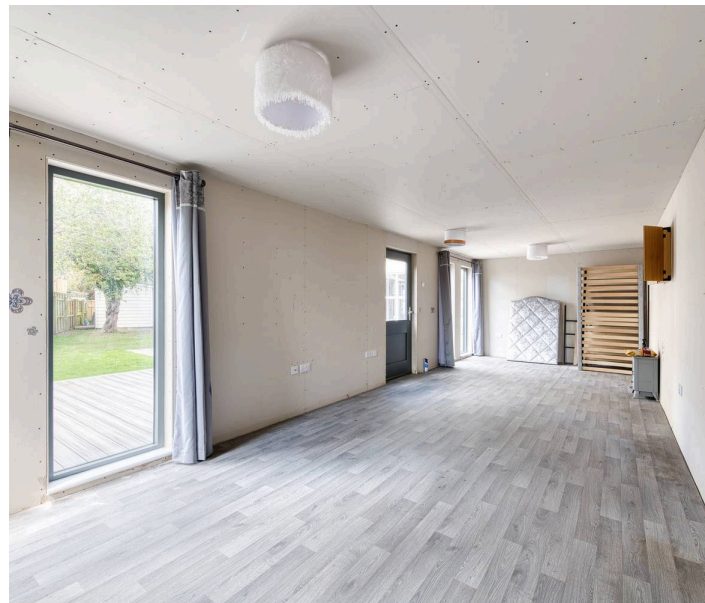
The new Reston Train Station which is a sub-station of the main East Coastline connecting London to Aberdeen, makes commuting to Newcastle or Edinburgh very quick and easy. The station is only 3 miles from Ligna House and offers easy parking and numerous services north and south.

Ayton Primary School has an excellent reputation. The High School in Eyemouth is also highly thought of and is situated nearby. Belhaven Hill School in Dunbar and Longridge Towers School near Berwick are both very well-regarded independent schools in the area.

There are a number of larger towns near Ayton, the closest being Eyemouth which is approximately 2.5 miles northeast. Eyemouth is a fishing port with a picturesque harbour and a sandy beach. It has an excellent range of amenities including a Co-op supermarket and a range of local shops including a first-class butcher, home bakery and fishmonger. Leisure facilities include a swimming pool and fitness centre, several public houses, and restaurants and marine activities such as diving.

## 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)



## Useful Links

Ayton Castle – <https://www.aytoncastle.co.uk>

Ayton Primary School – <https://aytonprimary.com>

Ayton Village Hall - <https://hall.ayton-village.org>

Ayton Village Info - <https://ayton-village.org>

Ayton History Society - <https://www.aytonhistory.com>

Reston Train Station - <https://www.scotrail.co.uk/plan-your-journey/stations-and-facilities/rsn>

Herring Queen Festival - <https://www.ehq.org.uk/about-festival>

Eyemouth Medical Practice - <https://www.eyemouthmedicalpractice.co.uk>

St Abbs Head - <https://www.nts.org.uk/visit/places/st-abbs-head>

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

Coldingham Sands - <https://www.visitscotland.com/info/towns-villages/coldingham-bay-p315511>

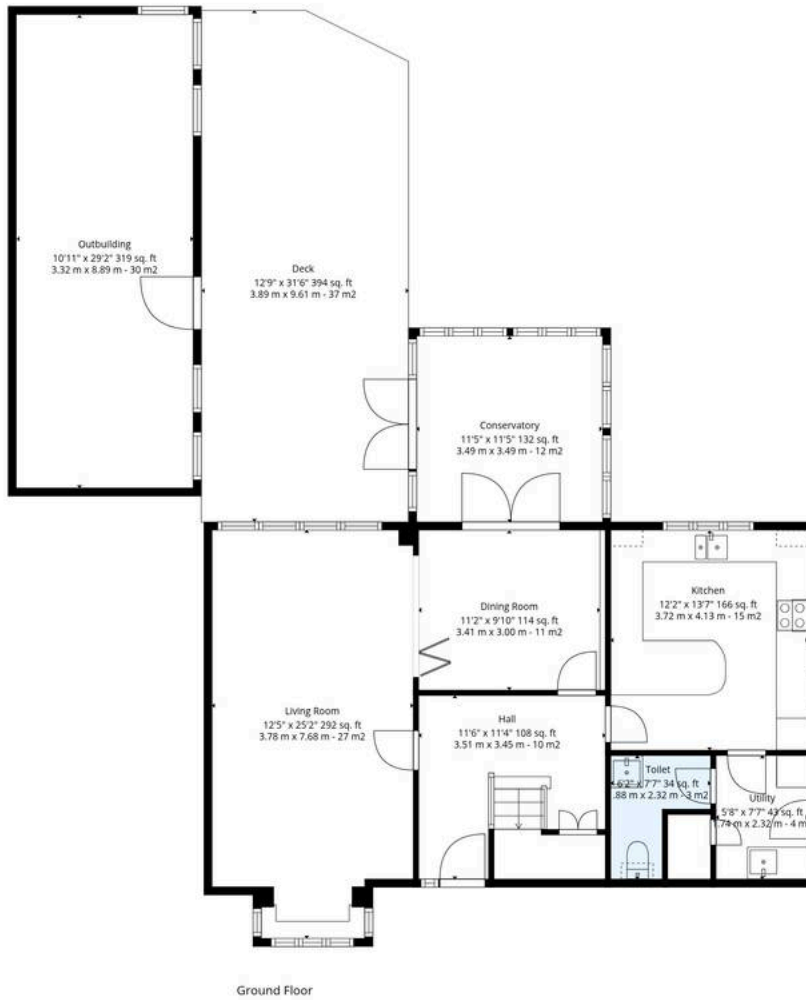
Belhaven Hill School - <https://www.belhavenhill.com>

Longridge Towers School - <https://lts.org.uk>

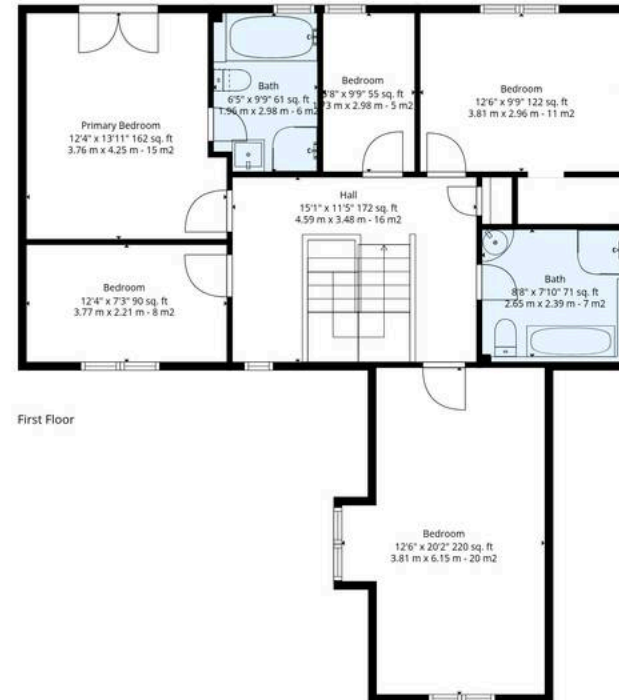
Eyemouth High School - <https://www.eyemouthhigh.org.uk>

Coldingham Loch - <https://coldinghamloch.co.uk>





Ground Floor



First Floor

**Total: 2104 sq. Ft, 195 m<sup>2</sup>**  
 Ground Floor: 1217 sq. Ft, 113 M<sup>2</sup>, First Floor: 887 sq. Ft, 82 m<sup>2</sup>  
 Excluded Areas: Utility: 43 sq. Ft, 4 M<sup>2</sup>, Deck: 394 sq. Ft, 37 M<sup>2</sup>, Low Ceiling: 127 sq. Ft, 12 M<sup>2</sup>,  
 Walls: 205 sq. Ft, 19 m<sup>2</sup>





### **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 himself 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.



## Paton & Co

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