The Rowans, Foulden - TD15 1UH

Offers Over **£520,000**

PATON & CO

SALES | LETTINGS | RURAL

The Rowans

Foulden, Berwick-Upon-Tweed

Occupying a generous landscaped plot within the sought-after village of Foulden, The Rowans is an immaculately presented detached bungalow, facing south to enjoy the far-reaching views and stunning gardens.

- Detached Bungalow
- Stunning Countryside Views
- Landscaped Wrap-Around Gardens
- Double Garage
- Private Driveway
- Peaceful Village Setting

Accommodation Comprises:

Ground Floor:- Entrance Porch, Hallway, Dining Kitchen, Sitting Room, Utility Room, Principal Bedroom with Sitting Area, Built-in Wardrobes & En Suite Bathroom with Bath and Shower, Two Further Bedrooms with Built-in Wardrobes, Family Bathroom with Bath and Shower.

Garden & Grounds:- Private Driveway with Turning Circle, Detached Double Garage, Landscaped Wrap-Around Gardens, Patio, Greenhouse, Extensive Lawns, Mature Flower Beds, Fruit Trees and Outstanding Countryside Views.

Property Description

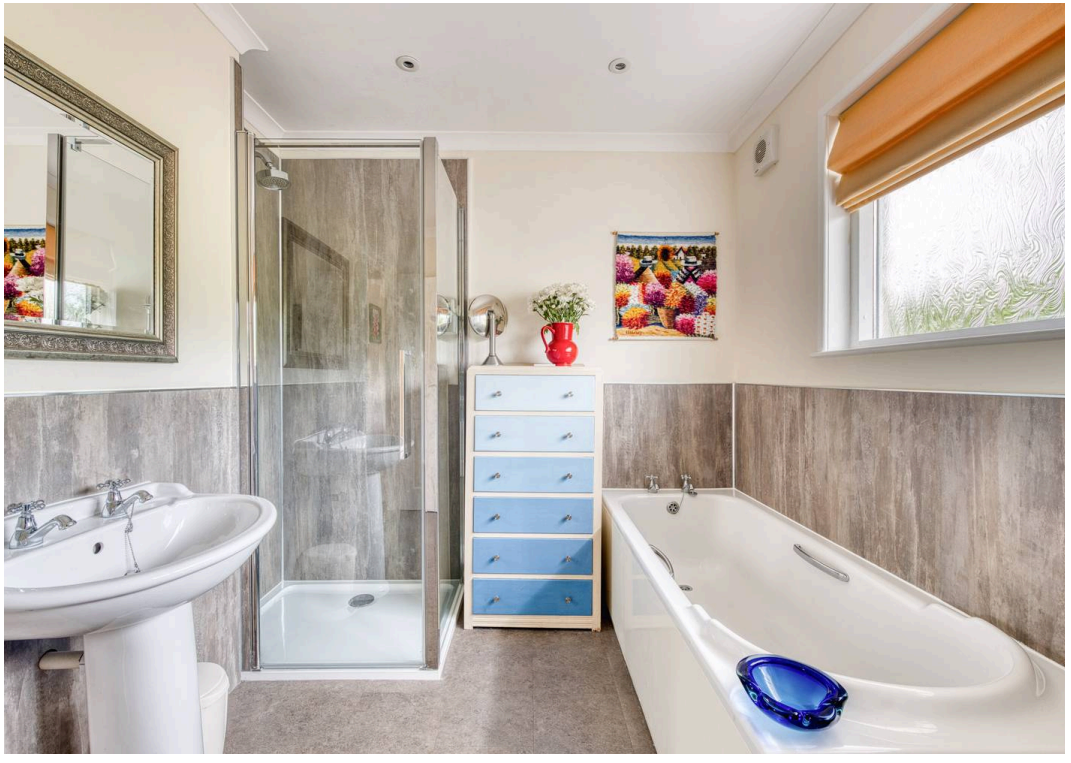
The Rowans is an exceptional detached bungalow, occupying a generous plot within the sought-after village of Foulden. Immaculately presented throughout, the property enjoys an enviable setting with breathtaking views towards the Cheviot and Eildon Hills, complemented by beautiful gardens that provide a wonderful degree of privacy.

The heart of the home is the bright and spacious dining kitchen, designed for both everyday family living and entertaining. Double doors lead through to the elegant sitting room, where an abundance of windows flood the space with natural light while framing the outstanding countryside views. Centred around an attractive feature fireplace with a gas fire, the sitting room also benefits from sliding patio doors opening onto the west-facing terrace, creating the ideal spot to relax and enjoy the evening sun.

A welcoming hallway provides access to all of the accommodation. The principal bedroom is a generous retreat, complete with a comfortable sitting area, built-in wardrobes and a spacious en-suite bathroom with bath and separate shower. Two further bedrooms, both benefiting from built-in wardrobes, are served by a well-appointed family bathroom with bath and separate shower, whilst a practical utility room completes the accommodation.

Externally, The Rowans occupies an impressive plot with gardens thoughtfully designed to provide colour, interest and enjoyment throughout the seasons. Specimen trees and shrubs, mature flower borders, fruit trees, expansive lawns and a greenhouse create an idyllic garden setting, while generous south- and west-facing patios offer superb spaces for outdoor dining and entertaining. The gardens are particularly attractive to birds and butterflies, and make the most of the spectacular open countryside views that surround the property.

To the front of the property, a substantial lawn further enhances the setting, whilst a private driveway with an attractive turning circle provides ample parking. A detached double garage with an electric door, workbenches and useful storage provides excellent practicality.



General Remarks

What3words

https://w3w.co/mergers.exploring.public

Tenure

Freehold

Council Tax

Band F

Energy Efficiency Rating

EPC Rating TBC

Local Authority

Scottish Borders Council

Services

- LPG central heating
- Mains water, electricity, drainage
- Fibre broadband services available

Fixtures and Fittings

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

Listing and Conservation

The Rowans is not a listed building and is not located in a conservation area.

Area Insights

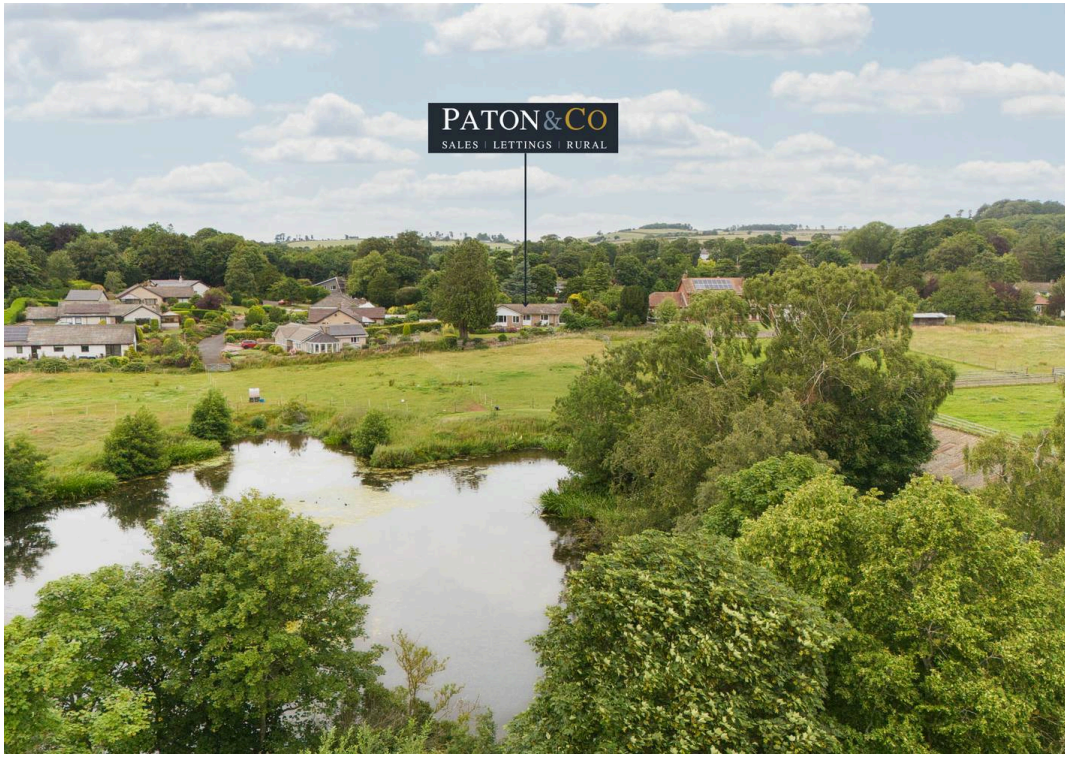
The Rowans is situated within the picturesque Berwickshire village of Foulden, renowned for its attractive conservation setting, historic church, Tithe Barn and beautiful surrounding countryside. The village enjoys an active community centred around the village hall, which hosts a variety of regular classes, social events, coffee mornings and community gatherings throughout the year, creating a welcoming atmosphere for residents of all ages.

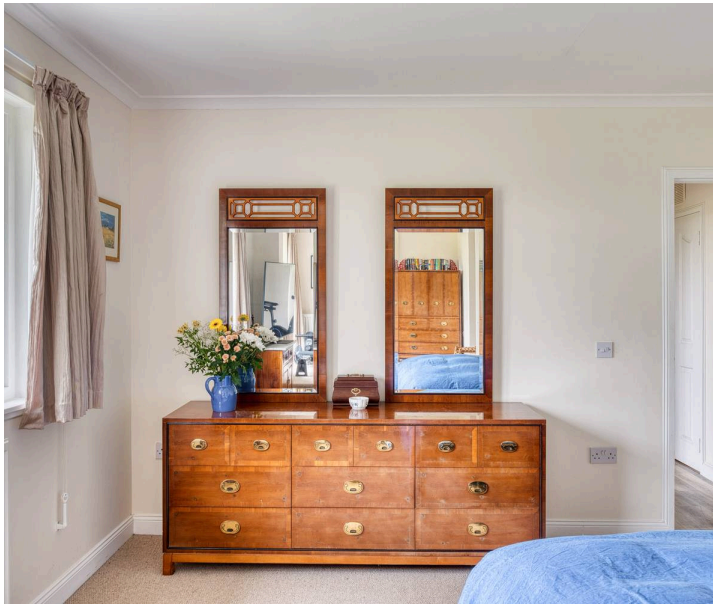
The surrounding countryside offers maintained walking routes, horse riding and cycling trails, together with fishing on the nearby River Tweed. The village also benefits from playing fields, tennis courts and a community garden. Despite its peaceful setting, Foulden is exceptionally well placed for access to a wide range of amenities. Berwick-upon-Tweed, approximately 4 miles away, offers an excellent selection of supermarkets, independent shops, cafés, restaurants, healthcare facilities, leisure amenities, theatre and cinema, and sports centre. Berwick's mainline railway station provides regular services to Edinburgh, Newcastle and London.

The nearby village of Chirnside, approximately 4 miles away, provides everyday amenities including a Co-op, butcher, convenience store, post office, pharmacy, public house and a well-regarded primary school, with secondary schooling available at Duns and Eyemouth. The surrounding area offers a wealth of recreational opportunities, with nearby attractions including Paxton House, Manderston House and Floors Castle. The beautiful Berwickshire coastline, including Coldingham Sands and St Abb's Head National Nature Reserve, is within easy reach, along with the Northumberland beaches at Spittal and Cocklawburn. Excellent road links via the A1 and the East Coast Main Line rail services from both Berwick-upon-Tweed and Reston provide convenient access to Edinburgh, Newcastle and beyond.

Distances

Chirnside 4 miles, Berwick-upon-Tweed 4 miles, Duns 10 miles, Kelso 21 miles, Bamburgh 25 miles, Edinburgh 52 miles, Newcastle 69 miles. (all distances are approximate)


PATON&CO
SALES | LETTINGS | RURAL



Useful Links

Foulden Village Hall - https://fouldenvillagehall.uk

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/the-east-coast-experience/our-stations/berwick-upon-tweed-station

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

Berwick Literary Festival - https://berwickliteraryfestival.com

Berwick Film & Media Arts Festival - https://bfmaf.org

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

Berwick Maltings – https://www.maltingsberwick.co.uk - with cinema, concerts and theatre productions

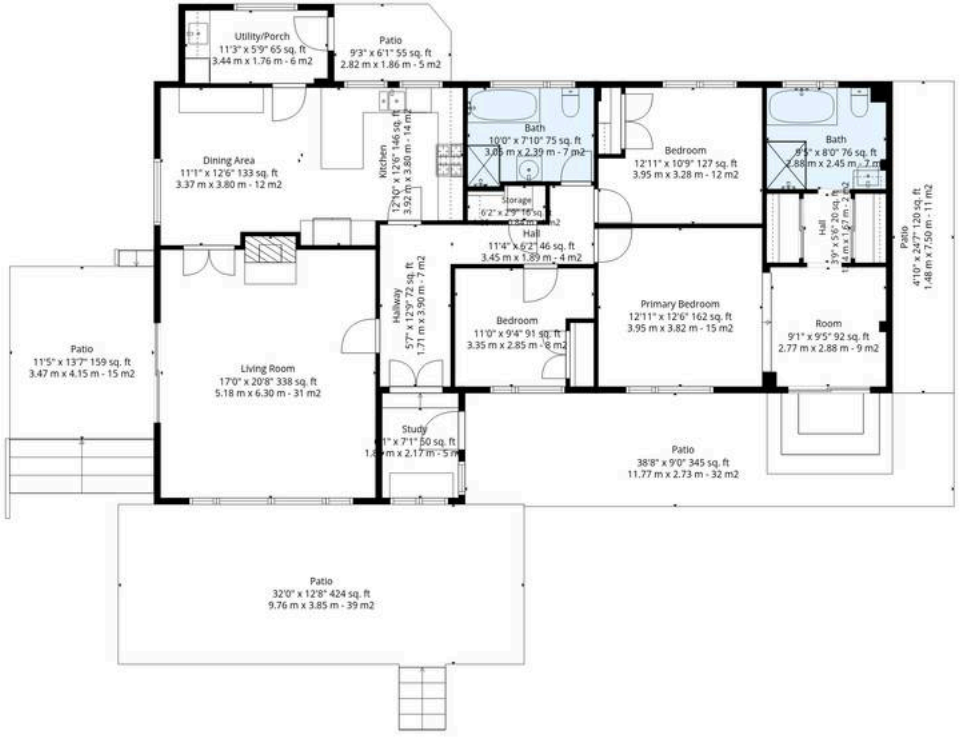
Paxton House –https://paxtonhouse.co.uk. –with music and concerts and pop up markets.

Fishing - https://www.fishpal.com/Scotland/Tweed

Berwick's Town Walls - https://en.wikipedia.org/wiki/Berwick_town_walls

The Lowry Trail - https://www.visitberwick.com/what-to-do/the-lowry-trail/

The Allanton Inn- https://www.allantoninn.co.uk



Total: 1622 sq. Ft, 151 m2

Ground Floor: 1622 sq. Ft, 151 m2

Excluded Areas: Garage: 388 sq. Ft, 36 M2, Patio: 1103 sq. Ft, 103 M2, Walls: 144 sq. Ft, 13 m2

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

N

CRYSTAL METAL

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 themself 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

Paton & Co LLP, Conduit House - TD15 1TB

01289542400 • enquiries@patonandco.com • www.patonandco.com/

PATON & CO

SALES | LETTINGS | RURAL