



Beech House

Swinton, TD11 3JJ



A period property with endless character and possibility....
Beech House, Swinton is an impressive stone built property with a woodland backdrop, colourful garden and a wonderful history! Dating back to 1890, the detached property was formerly the village police house, and has been upgraded over the years to host a comfortable four bedroom family home with three spacious public rooms, excellent storage throughout, and scope to refine to a purchasers own requirement and tastes.



A successful blend of old and new, Beech House offers the ideal space for family living. Nestled to the edge of the village, with privacy provided by the woodland backdrop, both the property itself and outdoor space provide an enviable base for a growing family, or for those looking to downsize to an area with access to amenities, who still enjoy regular visitors. The ground floor hosts three bright and comfortable reception rooms; with a family kitchen at its heart, well appointed living, drawing room or dining room, and a particularly glorious sun room with an open aspect extending to the landscaped garden. The provision of a ground level en-suite bedroom, family bathroom and storage including a utility room and porch, lend to further flexibility - bound to suit a variety of requirements and suitable for "rejjig"! The upstairs hosts three well considered double bedrooms, two of which enjoy en-suites and with good storage.

LOCATION

Swinton lies mid way between the principal Berwickshire towns of Duns and Coldstream and the main line rail station at Berwick Upon Tweed is within 12 miles while Edinburgh and Newcastle are within an hour's drive. Local amenities include Primary School, Play Park, Garage, Builders, Hotel Restaurant and Church. The area is an ideal country location with opportunities for fishing on the Tweed, golf at Duns and The Hirsell at Coldstream and walking in the Cheviot and Lammermuir hills.

ACCOMMODATION SUMMARY

Entrance Hall, Sitting Room, Drawing Room, Bespoke Kitchen, Garden Room, Family Bathroom, Rear Hall, Porch, Downstairs Bedroom with Ensuite W/C, Three Further Bedrooms (Two En-Suite). Ample Off Street Parking and Enclosed Landscaped Garden.

EXTERNAL

A truly delightful woodland edge garden enjoying good privacy and incorporating a good expanse of well maintained lawn fully enclosed with fencing and with occasional specimen plantings in keeping with the adjoining mature woodland beyond. A garden plot to the side has been landscaped and laid with paths leading up through the garden. This area is also securely fenced with access off the drive.

ADDITIONAL INFORMATION

The carpets, floor coverings, blinds, lights, light fittings, any appliances mentioned together with the timber sheds in the garden subject to negotiation.

SERVICES

Mains electricity, water and drainage. Mostly double glazed - some secondary glazing. Oil fired central heating.

ENERGY EFFICIENCY

Band F

COUNCIL TAX

Band F

VIDEO TOUR AVAILABLE

https://youtu.be/_p0ofvegrtm

VIEWING & HOME REPORT

The Home Report is available to download online at www.onesurvey.org or to arrange a viewing or request a copy from the selling agents contact us on 01573-225999-lines open until 10pm, 7 days a week.

MARKETING POLICY

Offers 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.





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