

J D Clark & Allan, WS

Solicitors and Estate Agents

Tolbooth House
Market Square
Duns
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DESCRIPTION

The Stables is a most attractive and unique property enjoying a quiet location just off the town's high street. Significantly extended by the current owners approximately ten years ago to create an internally connected, self-contained annexe with income generating potential it affords a highly flexible internal layout over two levels suitable for a variety of lifestyles. Essentially a house of two parts, the modern addition with its timber (larch) clad Scandinavian styling affords extremely bright, spacious and well planned accommodation comprising a sizeable open plan reception room/kitchen with walk-in larder off at ground floor level while upstairs is a generously proportioned master bedroom – designed to be sub-divided if needs be - with en-suite bathroom, dressing room and separate WC compartment. The older part, featuring the original barn door, is more typical of its period and comprises a welcoming entrance hall, shower room, sitting room and kitchen at ground floor level with a large heavily coombed loft room running at first floor level. Laminate flooring is laid to most rooms and DG and electric heating are installed.

LOCATION

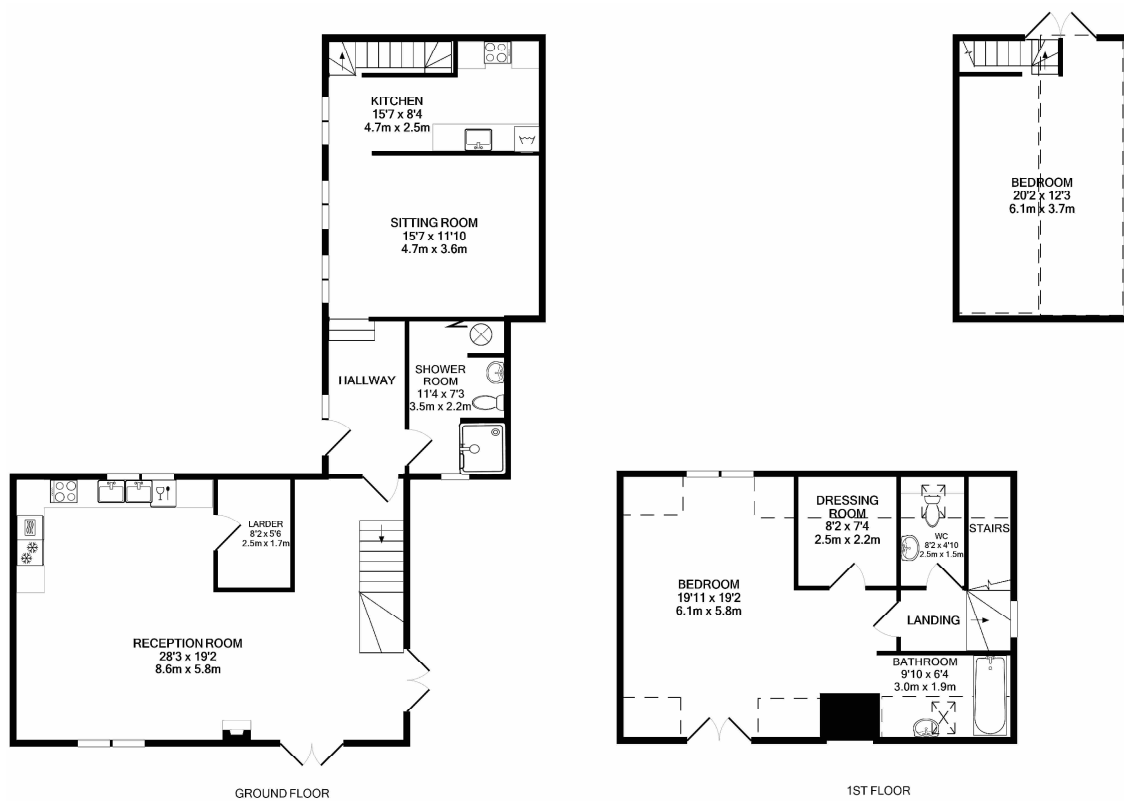
Coldstream is an historic town lying on the Banks of the River Tweed which forms the natural boundary between Scotland and England. Birthplace of the renowned Coldstream Guards, it boasts a variety of shops and recreational pursuits such as golf, tennis, beautiful riverside walks and of course fishing. The local primary school is only a five minute walk and secondary schooling is catered for by the new high schools in Duns (approx 10 miles) or Kelso (approx 9 miles). Other border towns are easily accessible as are both Edinburgh and Newcastle via the mainline train station at Berwick-upon-Tweed (approx. 15 miles).

ACCOMMODATION

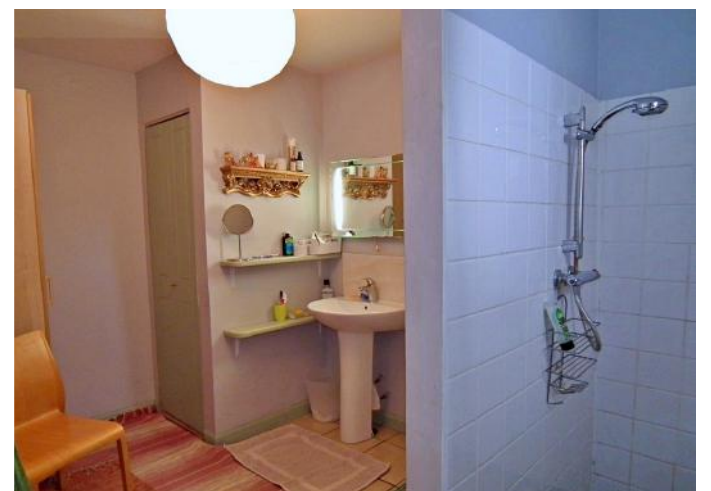
A partly glazed front door leads into a welcoming hall off which is a good sized shower room with wet room style shower cubicle. A door to the right accesses the new extension where the extremely bright and impressive open plan living space, ideally suited to modern lifestyles, definitely delivers the wow factor. East and south facing French doors to the garden and verandah respectively and large south and north facing windows afford excellent natural light while a stove with exposed, full height chimney standing on a tiled hearth creates a pleasing focal point. A range of simple, yet stylish base mounted units provide excellent work surfaces and storage augmented by a large walk-in larder. A wooden staircase leads up to a small landing area off which is a smartly presented WC compartment with coombed ceiling and North facing Velux window. The extremely large master bedroom suite also with coombed ceiling has a south facing Juliette balcony enjoying a fine view over the garden and north facing dormer window. The dual aspect nature of this room would allow for this room to be sub-divided should that be necessary. A bathroom and dressing room are accessed from this room.

Returning to the front hallway steps lead up to a charming sitting room with two West facing windows. This has open access to the original kitchen also with west facing window, base mounted units and excellent open shelved storage. A narrow stair off the kitchen turns up to a large heavily coombed loft room with exposed beams and Juliette balcony overlooking the lane.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatements. It is also to be understood that the measurements are only as shown on the plan and are not intended to be used for any purpose other than for general reference. The measurements are given in feet and inches and are not intended to be used for any purpose other than for general reference. The measurements are given in feet and inches and are not intended to be used for any purpose other than for general reference.



OUTSIDE

Set behind large wooden gates the front garden is laid mainly to grass and gravel and affords secure off-street parking while the south facing, cottage garden to the rear is laid to a mixture of paving, decking and lawn interspersed with colourful raised beds, well stocked borders and a variety of fruit trees and bushes. A covered verandah accessed from the reception room provides a lovely sheltered all weather spot to sit and relax.

COUNCIL TAX

The property is in Band C. Amount payable 2021/22 is £1,522.75.

ENERGY EFFICIENCY RATING D.

SERVICES

The property is served by mains electricity, water and drainage. There is a telephone connection.

VIEWING

Viewing is highly recommended but strictly by appointment through the Selling Solicitors.

EXTRAS

All blinds, curtain poles and light fittings are included in the sale.

OFFERS

Anyone seriously interested in purchasing the property should, preferably through their Solicitor, contact J.D. Clark & Allan as soon as possible to have their interest noted and will be expected to provide the Selling Agents with information on the source of funds with suitable confirmation of their ability to finance the purchase. They will then be notified if a closing date for offers is fixed. The sellers are not however obliged to fix a closing date and are entitled to accept any offer at any time. Written offers should be submitted by a solicitor. The Selling Agents reserve the right to resume viewings in the event of unreasonable delay by the purchaser in concluding missives.





River view from nearby Henderson Park

NOTE These particulars, while believed to be correct, are not guaranteed. The measurements are approximate and for guidance only.