

**Kelso**

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**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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## 3 West Foulden Farm Cottages

Foulden, TD15 1UL

**Guide Price £165,000**



Enjoying an idyllic rural setting just outside the small village of Foulden, this three bedroom end terraced farm cottage offers a wonderfully peaceful lifestyle with open countryside views to both the front and rear. Well maintained throughout, the property provides a surprisingly spacious layout with excellent scope to enhance or adapt to one's own taste. The ground floor features generous living accommodation, while upstairs the three bedrooms offer comfortable space for family living, guests or home working. The rear garden is fully enclosed and private - ideal for children, pets or simply relaxing outdoors - and the property further benefits from a garage and parking immediately outside the front door, adding welcome convenience. A charming rural home with great potential, appealing views and a setting that feels truly away from it all, yet still within easy reach of nearby amenities.



# 3 West Foulden Farm Cottages

Foulden, TD15 1UL

**Guide Price £165,000**

Ground Floor  
Entrance Hall  
Lounge  
Kitchen  
Bathroom

First Floor  
Three Bedrooms

Enclosed rear garden

Garage  
Off road parking



### Location

The property occupies a picturesque rural location, just outside the nearby village of Foulden but also within comfortable reach of nearby towns and villages. Foulden itself is a charming and sought after village which is around five miles from the historic town of Berwick-Upon-Tweed. The village enjoys a peaceful rural setting whilst remaining highly accessible for commuting and everyday amenities. Berwick-Upon-Tweed provides an excellent range of shopping, schooling, leisure facilities and a mainline railway station offering regular services to Edinburgh, Newcastle Upon Tyne and London. The surrounding Borders countryside offers an abundance of scenic walking routes and outdoor pursuits, with the nearby Cheviot Hills particularly renowned for their natural beauty. The location combines the tranquility of village life with excellent connectivity, making it an ideal setting for families, retirees or those seeking a lifestyle move.

### Fixtures & Fittings

The sale shall include all carpets and floor coverings (where laid), light fittings, and the kitchen and bathroom fittings.

### Services

Mains water and electricity. Private drainage to a septic tank. Electric heating. Double Glazing.

### EPC

F

### Viewings

By appointment with the Selling Agent

### Council Tax Band

C

### Entry

By mutual agreement



Interested in this property?  
**Call 01573 400399**

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Opening Hours:  
Monday to Friday: 9.00am to 5.00pm  
Saturday: 9.00am to 12.00 noon

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**3 West Foulden Farm Cottages, Foulden, TD15 1UL**

Approximate Gross Internal Area = 106 sq m / 1141 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1298320)

Full members of:



Whilst these particulars are prepared with care and are believed to be accurate neither the Selling Agent nor the vendor warrant the accuracy of the information contained herein and intending purchasers will be held to have satisfied themselves that the information given is correct.