



ORCHARD HOUSE, THE SQUARE, PAXTON, NR. BERWICK UPON TWEED, TD15 1TE

- Spacious Stone Cottage
- Dining Kitchen
- Bathroom, WC & En-suite
- Study & Large Workspace
- 4 Bedrooms
- Lounge with Wood-Burner
- Attic Family Room & Store
- Parking & Rooftop Patio

OFFERS AROUND £245,000

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MELROSE & PORTEOUS
SOLICITORS & ESTATE AGENTS
www.melroseporteous.co.uk

47 Market Square, Duns,
Berwickshire, TD11 3BX.
Tel: 01361 882752
Fax: 01361 883136
LP-1 Duns

1 Manse Road, Eyemouth,
Berwickshire, TD14 5JE
Tel: 01890 751557
Fax: 01890 751227
LP-2 Eyemouth



LOCATION

Set in the small village of Paxton just over the border in Scotland, the village has no shops however, it has the Cross Inn, village hall and Paxton house which is open to the public. Ideally placed for a family home or a holiday home within striking distance of some of the Scottish Borders and Northumberland's finest historic castles, country houses, attractions and outdoor pursuits.

Paxton is approx. 5 miles inland from the coastal town of Berwick upon Tweed. The town offers extensive amenities including supermarkets, a wide variety of shops, restaurant and also with a great range of recreational facilities. Berwick upon Tweed has excellent transport links. The Berwick train station sits on the East Coast line with services to London in under 4 hours and Berwick to Edinburgh or Newcastle in under 1 hour.

DESCRIPTION

A quirky renovated cottage which has been executed to a high standard by its current owner. This 4 bedroom semi-detached cottage has 3 public rooms, dining kitchen, en-suite shower room, wc on the ground floor and a modern family bathroom. This cottage has been carefully renovated and maintains much of its charm with exposed beamed ceilings, stone feature walls with an inglenook style fireplace with a wood-burning stove, country-style kitchen with an oil Rayburn cooker and a stable door entrance. The study / public room 3 has patio doors out to the parking area and Palladian-style windows and a flat roof which has been cleverly made into a rooftop terrace. This sizable family home also benefits from oil fired central heating, double glazing, quality finishes and a large workspace / workshop area. Viewing is highly recommended to appreciate the space this deceiving property has to offer.

ACCOMMODATION

VESTIBULE	(1.43M X 0.93M)
WC	(2.16M X 1.02M)
INNER HALL	(4.59M X 2.31M)
DINING KITCHEN	
DINING AREA	(4.69M X 2.39M)
KITCHEN AREA	(4.96M X 2.43M)
LOUNGE	(5.95M X 4.77M)
OFFICE	(3.86M X 3.33M)
1ST FLOOR LANDING	(5.25M X 0.94M)
BEDROOM 4	(3.07M X 1.86M)
MASTER BEDROOM	(4.87M X 1.86M) including wardrobes
EN-SUITE SHOWER ROOM	(1.87M X 1.67M) at widest
BEDROOM 3	(3.37M X 3.00M)
BEDROOM 2	(3.80M X 3.53M) including wardrobes
BATHROOM	(2.45M X 1.90M)
2ND FLOOR	
FAMILY ROOM	(7.15M X 4.55M)
STORAGE ROOM	(4.66M X 3.43M)

EXTERNALLY

The property has a low maintenance external space with an AstroTurf parking area which has a courtyard feel with space for 2 cars. Space to the side of the parking houses the oil tank, access to the workshop / workspace and external steps which take you to the rooftop patio.

SERVICES

Mains Electricity and Water
Oil Central Heating
Council Tax: Band E
EPC: Band D

VIEWING

By appointment with Melrose & Porteous Tel: 01361 882 752

SURVEY/ENTRY

By mutual arrangement. Home report available. Additional arrangements through agents

Offers should be submitted to Melrose & Porteous, 47 Market Square, Duns, Berwickshire, TD11 3BX (DX 5565221 DUNS)

Only those parties who have formally requested their interest may be advised of any closing date fixed for offers. These particulars are for guidance only. All measurements were taken by a sonic tape measure and may be subject to small discrepancies. Although a high level of care has been taken to ensure these details are correct, no guarantees are given to the accuracy of the above information. While the information is believed to be correct and accurate any potential purchaser must review the details themselves to ensure they are satisfied with our findings.