



3 Swinton Mill Barns, Coldstream, TD12 4JS



- Single Storey Steading Conversion
- Spacious Living Room
- Family Bathroom & WC
- Oil-fired Central Heating
- Courtyard-Style Garden

- 3 Bedrooms (Master with En-suite)
- Kitchen / Dining Room
- Clean Neutral Decor
- Double Glazing
- Ample Private Parking

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Interested In
viewing this property?

Viewing by appointment only with Melrose & Porteous

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LOCATION:

The property is located in a rural setting in Swinton Mill, near the highly sought-after village of Swinton, which boasts an award-winning hotel/restaurant and a well-regarded primary school. The nearby towns of Duns and Coldstream, which are approx. 5.5 miles and 4.5 miles respectively, both offering a wide range of local amenities, including a supermarket, shops, restaurants, takeaways, and pubs. Additional services and amenities can be found approx. 14 miles away in Berwick-upon-Tweed, including M&S, Morrisons, Aldi, Tesco, and Asda and also benefits from a mainline railway station on the East Coast line, providing regular services to both Edinburgh and London.

DESCRIPTION:

A neatly presented and surprisingly spacious stone-built barn conversion, this single-storey, three-bedroomed home has been sympathetically converted externally to preserve the natural slate roof and original openings, while offering the added convenience of a clean, modern interior complete with double glazing and oil-fired central heating. The property features a large living room, kitchen/dining room, WC, ensuite shower room from large master bedroom and a modern family bathroom. Viewing is highly recommended to fully appreciate the space and charm this property has to offer.

EXTERNALLY:

To the front of the property there is a small grass area and a gravel area which currently offers additional parking. To the rear there is allocated parking for two cars and an enclosed garden within the courtyard. The garden has a high fence offering privacy and although fairly small is cleverly laid out with different zones which include a small lawn, a decked patio, shed, raised beds and the oil tank is tucked away in the corner.

SERVICES:

Mains Electricity and Water. Septic tank drainage. Oil Heating.

IMPORTANT INFORMATION:

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 556 522 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 laser 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.



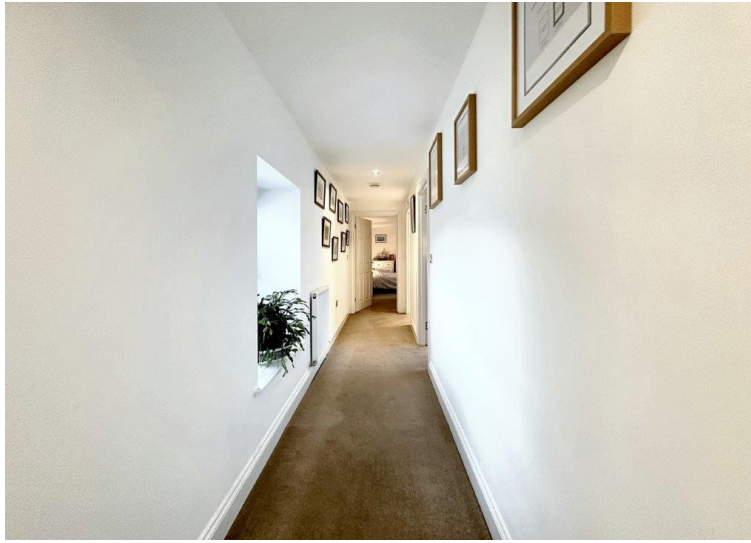
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FLOOR PLAN:

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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ACCOMMODATION:

- HALLWAY & CORRIDOR
- KITCHEN / DINING ROOM (5.13M X 4.61M)
- BEDROOM 3 (4.20M X 3.01M)
- EN-SUITE SHOWER ROOM (3.23M X 1.76M)
- BEDROOM 2 (4.29M X 3.59M)
- LIVING ROOM (5.24M X 4.18M)
- WC (1.79M X 1.58M)
- BEDROOM 1 (4.81M X 4.67M)
- FAMILY BATHROOM (2.62M X 1.71M)

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