



Cherrybank, Orange Lane, Coldstream, TD12 4LY



- Striking Detached 5-Bedroom House
- Living Room & Dining Room
- Main Bedroom with Balcony & Ensuite
- 3 Further Bedrooms & Bathroom
- Surrounding Garden, Patio & Shed
- Kitchen / Dining / Family Room
- Study & Ground Floor WC
- Guest Bedroom with En-suite
- Double Garage / Workshop / Parking
- Adjacent Paddock Available to Rent

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viewing this property?

Viewing by appointment only with Melrose & Porteous

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## LOCATION:

Conveniently set on a quiet lane near the A697, linking Edinburgh to Newcastle, thus making it an ideal location for commuters. Coldstream is approx. 6 miles away and Kelso is approx. 7 miles away both offering an extensive range of amenities between them. Set in a rural location overlooking fields perfect for countryside living.

## DESCRIPTION:

This captivating architect designed detached family home offers a tranquil retreat away from the hustle and bustle of city life. Built in 2008 with meticulous attention to detail by its present owners, this property exudes a unique blend of modern comfort mixed with farmhouse-style charm. Upon entering the spacious bright entrance, you are greeted by a sense of space and simplicity that defines the essence of this home. The heart of this home is undoubtedly the large cosy dining kitchen/family room, a hub of activity and ideal for family gatherings or entertaining guests. The two reception rooms on the ground floor offer versatile spaces. Natural light floods through large windows, accentuating the inviting atmosphere and connecting the interior with the scenic breathtaking beauty outside. A dedicated study area provides the perfect setting for those who work from home, offering a peaceful environment conducive to productivity. The convenience of a ground floor WC adds to the functional layout, catering to the practical needs of daily living. There are five well-appointed bedrooms, two of which feature en-suites, offering luxurious privacy and convenience. Additionally, a separate bathroom caters to the needs of both residents and guests, ensuring comfort and flexibility.

## EXTERNALLY:

Along a small lane with only five properties, Cherrybank is set on a well-proportioned plot which has a gated entrance with parking for several cars leading to the garage (currently used as a workshop / utility). The garden is bounded with a hedge and is mainly laid to lawn with patio areas and a garden shed. The enclosed garden captures the sun throughout the entire day.

## SERVICES:

Mains Electricity, Gas & Water. Septic tank drainage. Solar hot water system. Fibre Broadband is available in the area.

## 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



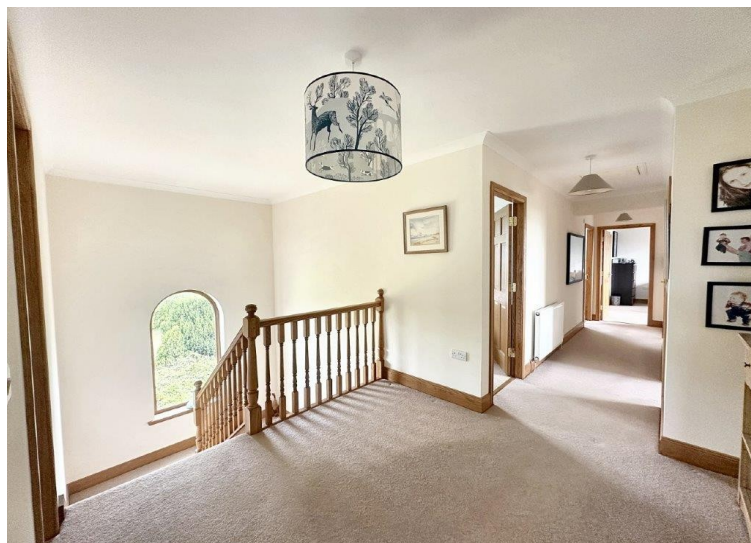
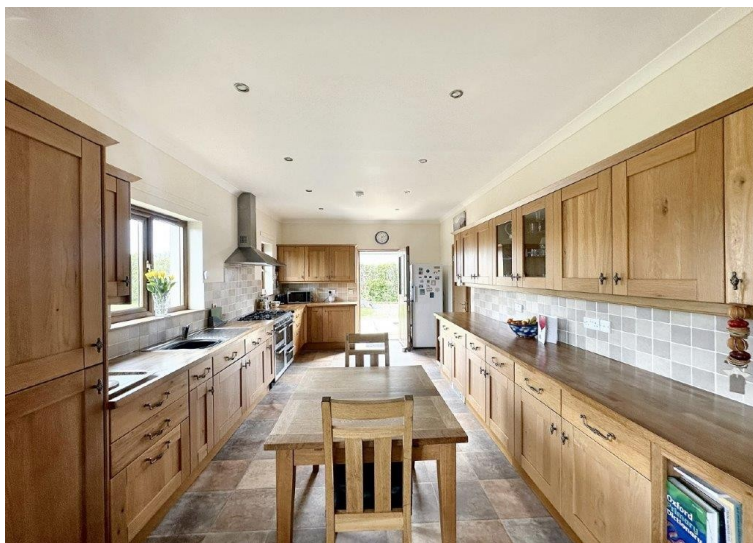
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## FLOOR PLAN:



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 is given to their operability or efficiency can be given.  
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## ACCOMMODATION:

- ENTRANCE (2.48M X 1.48M)
- OFFICE (3.28M X 2.20M)
- LIVING ROOM (5.51M X 4.21M) not including bay
- FAMILY ROOM AREA (4.42M X 3.26M) at widest
- LANDING (2.47M X 2.88M)
- BEDROOM 1 (4.84M X 4.21M) not including 2 wardrobes
- EN-SUITE (3.40M X 2.42M) at widest
- BEDROOM 2 (4.29M X 3.79M) into dormer
- BATHROOM (3.14M X 1.78M) at widest
- WORKSHOP / DOUBLE GARAGE (5.41M X 5.38M)
- HALLWAY (6.24M X 2.48M) including stairs
- WC (2.20M X 1.00M)
- DINING ROOM (4.22M X 3.52M)
- BREAKFASTING KITCHEN AREA (5.59M X 3.36M)
- BEDROOM 3 (4.21M X 3.49M) not including wardrobes
- BALCONY (2.44M X 1.27M)
- BEDROOM 5 (3.02M X 2.98M at widest)
- EN-SUITE (2.33M X 1.79M) at widest
- BEDROOM 4 (3.51M X 3.30M)

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