Greenburn Cottage, Auchencrow, TD14 5LS

Offers Over £295,000

- Stone-built Cottage
- Two Double Bedrooms
- Living Room on First Floor
- Breakfasting Kitchen
- Quality Finishes Throughout
- South-Facing Aspect
- Two Luxury Bathrooms
- Dining Room & Garden Room
- LPG Heating & Stove
- Gated Garden & Parking

2 | 2 | 3 | EPC F | TAX D

Interested In viewing this property?

Viewing by appointment only with Melrose & Porteous

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LOCATION:

The property is set on the very edge of Auchencrow, which is a charming small village, located in East Berwickshire within the Scottish Borders with a strong sense of community. The village spirit is shown through initiatives like a community-run food exchange box, while the local pub enjoys an award-winning reputation. The property is approximately 2 miles from Reston, a slightly larger village which offers convenient access to the A1 and has a station on the East Coast Railway, making it an excellent choice for commuters.

DESCRIPTION:

This charming stone-built cottage is believed to have originally begun life as a traditional barn, complete with external stairs leading to a hayloft, a characteristic feature of many historic Border barns. While it has been a comfortable dwelling for many years, the current owners have transformed it into a beautifully appointed home that seamlessly blends character with contemporary style. The accommodation is thoughtfully arranged over two floors. On the first floor, the impressive lounge features a wood-burning stove and French doors opening onto a south-facing balcony, creating a wonderful space to relax while enjoying the views. This level also includes a well-proportioned bedroom and a stunning bathroom complete with a free standing egg-style bath. The ground floor offers a welcoming sunroom beneath the balcony, an inner hallway with a bespoke, custom-designed staircase, a further double bedroom, and a stylish bathroom featuring a separate shower. A charming dining room/snug flows through to the bright and spacious contemporary kitchen, which is flooded with natural light from both a window and a roof lantern. The quality of finish throughout is exceptional, with attractive silvered cladding, beautifully crafted oak doors, ornate radiators, tiled flooring, and double-glazed windows. The design has been carefully considered to maximise the southerly aspect, with just one window on the north-facing elevation, ensuring the principal rooms are filled with natural light. Viewing is highly recommended to fully appreciate the generous accommodation, exceptional standard of finish, and unique charm this delightful cottage has to offer.

EXTERNALLY:

Positioned with its northern elevation fronting the street, the property enjoys a predominantly south-facing aspect, allowing the principal rooms, gardens and most windows to benefit from excellent natural light throughout the day. A gate to the side of the attractive stone-built property leads into a generous, gravelled parking area providing space for several vehicles, together with a patio ideal for outdoor seating and entertaining. Steps bordered by a small flower bed lead to the upper level of the garden, which is laid mainly to lawn and offers ample space for families or keen gardeners. The south-facing balcony enjoys a pleasant outlook over the gardens and surrounding countryside, providing a wonderful spot to relax and take in the peaceful setting.

SERVICES:

Mains Electric & Water. Septic Tank Drainage. LPG Heating.

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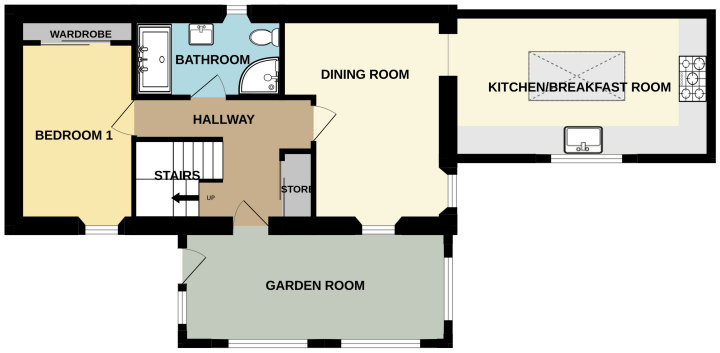
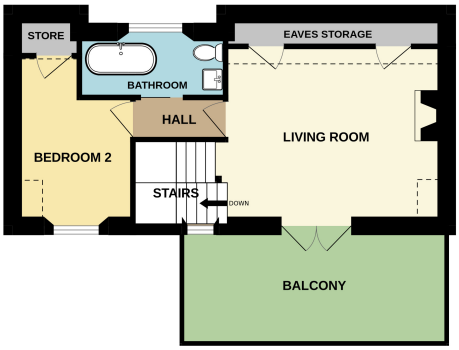
FLOOR PLAN:

GROUND FLOOR



1ST 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:

- GARDEN /SUN ROOM (5.71M X 2.53M)
- DINING ROOM (4.61M X 3.58M) at widest
- BATHROOM (3.19M X 1.77M)
- LIVING ROOM (4.93M X 3.84M)
- BATHROOM (3.25M X 1.39M)
- INNER HALWAY (3.88M X 2.78M) at widest
- BREAKFASTING KITCHEN (5.66M X 3.11M)
- BEDROOM 1 (4.03M X 2.58M) not including wardrobes
- INNER HALL (1.99M X 1.00M)
- BEDROOM 2 (3.85M X 2.79M) not including store

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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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