



## The Jangler, 8 Lees Mill Drive, Coldstream, TD12 4NL



Offers Over £425,000

- Detached Family House
- Vaulted Sunroom Extension
- Kitchen / Diner & Utility
- Family Bathroom & Ground Floor WC
- Secret Garden & Summer House
- Lounge with Stove
- Sitting Room / Bedroom 4
- 3 Bedrooms (Master with En-suite)
- Detached Double Garage
- Ample Parking & Surrounding Garden



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viewing this property?

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### LOCATION:

Conveniently situated just off the western end of the High Street, Lees Mill Drive enjoys an ideal location between the Health Centre and local shops, with a bus stop nearby on the main road. Coldstream is the first Scottish town across the Border, nestled on the banks of the River Tweed, famed for its salmon fishing. Rich in heritage, it is the original home of the Earl of Home, with his estate, The Hirsell, offering scenic country walks, wildlife trails, craft shops, and a welcoming homestead cafe. The town offers a wide range of amenities, including pubs, cafes, shops, a doctors' surgery, dentist, and a thriving Community Centre. Coldstream is proud of its strong community spirit, its connection to the Border festivals, and its historic ties to the Coldstream Guards regiment. It is also twinned with Bennecourt in France. Excellent transport links place Coldstream just 15 miles from the East Coast Main Line at Berwick-upon-Tweed and around 9 miles from Kelso, both offering a broader range of services and amenities.

### DESCRIPTION:

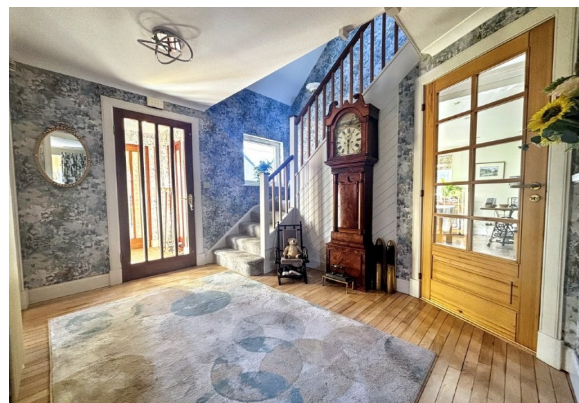
This substantial, individually designed detached house occupies a prime corner position in a quiet and exclusive cul-de-sac. Thoughtfully created and extended by the current owners, the home now features a stunning vaulted family room / sunroom with bi-fold doors which open into the original living room. The living area, complete with a charming bay window and a cosy stove, provides the perfect setting for relaxing evenings. The property offers three bedrooms the master with en-suite shower room, three reception rooms, one of which could be utilised as a fourth bedroom, ground floor utility area and WC and a family bathroom, ensuring excellent flexibility to suit the needs of modern family living. Each space has been carefully planned to provide both comfort and practicality, with plenty of natural light and an inviting flow throughout. Blending architectural flair with warmth and functionality, this unique property achieves a wonderful balance of design, comfort, and charm, making it a truly special family home.

### EXTERNALLY:

The house is positioned in the corner of a small cul-de-sac containing only nine homes, offering a sense of exclusivity and privacy. To the front, an open gravel driveway provides ample parking for several cars and leads to a detached double garage. A wall links the house to the garage, featuring an elegant archway which mirrors the arches of the covered entrance, adding architectural harmony and charm to the exterior. The landscaped garden flows gracefully around the property, incorporating paved pathways, mature planting, trees and walled flower beds, along with a neatly maintained lawn. Lees Mill Drive is set within the former Lees House walled gardens, an opening in the wall leads into a summer house 'sitootery', which in turn leads to the enchanting secret garden. This secluded space features a patio area and lawn, offering a tranquil retreat with a wonderful sense of privacy - the perfect spot for outdoor relaxation and quiet enjoyment.

### SERVICES:

Mains Gas, Electricity, Water & Drainage



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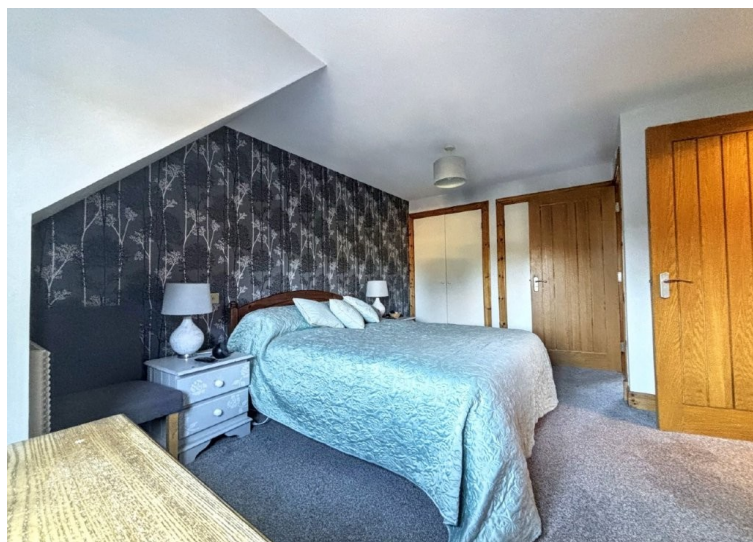
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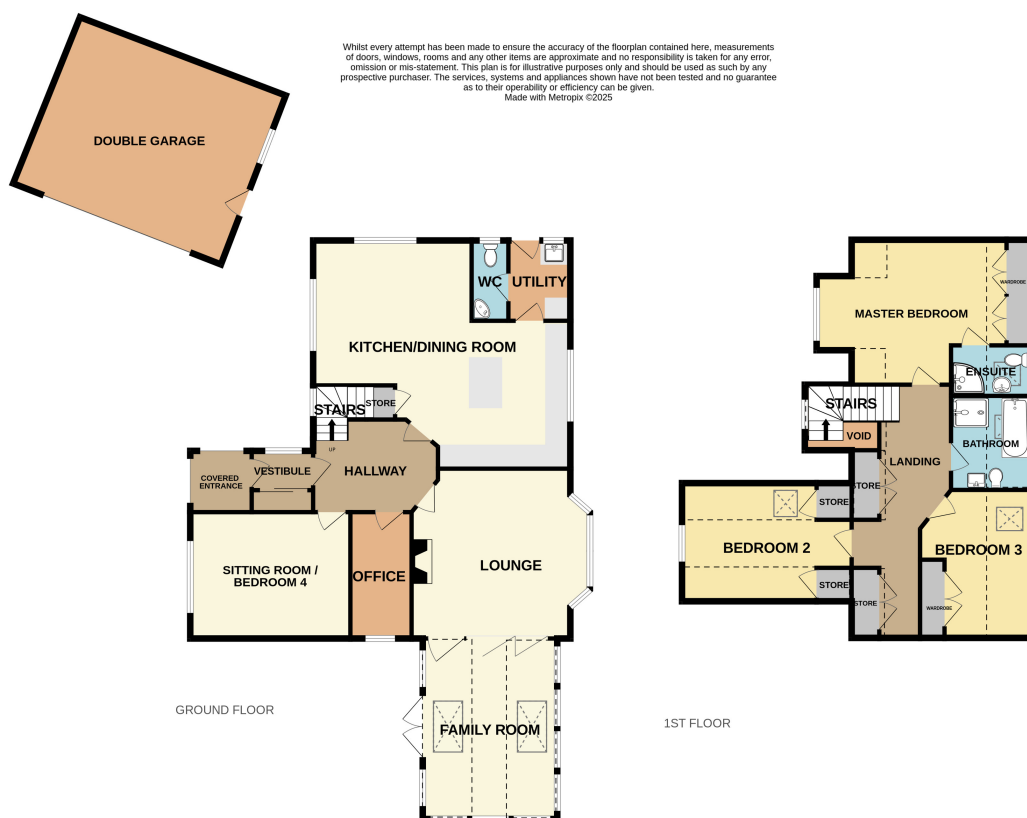
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## FLOOR PLAN:



## ACCOMMODATION:

- VESTIBULE (1.68M X 1.68M) including cloak cupboard
- STUDY (3.48M X 1.69M)
- FAMILY ROOM (4.96M X 3.54M)
- KITCHEN AREA (4.08M X 3.47M)
- UTILITY ROOM (2.19M X 1.69M)
- LANDING (7.07M X 1.92M) at widest points
- EN-SUITE SHOWER ROOM (2.22M X 1.38M)
- BEDROOM 3 (3.77M X 3.16M) at widest
- SECRET GARDEN SUMMER HOUSE (5.96M X 3.29M)
- SITTING ROOM (4.71M X 3.48M)
- LOUNGE (4.67M X 4.61M)
- KITCHEN / DINER
- DINING AREA (4.86M X 3.41M) at widest
- WC (1.70M X 1.10M)
- MASTER BEDROOM (4.05M X 3.44M) at widest
- FAMILY BATHROOM (2.55M X 2.21M)
- BEDROOM 2 (4.46M X 3.16M) at widest point
- DETACHED DOUBLE GARAGE (6.03M X 5.65M)

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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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your property and provide you with an accurate price.  
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