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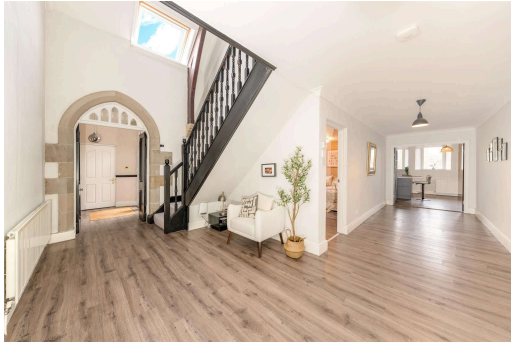


The Old Church

Granthouse, TD11 3RW

Offers Over £460,000





An imposing former church which has been beautifully converted to create an exceptional and substantial family home with exquisite boutique style interiors, in a semi-rural setting with excellent commuter links



The Old Church is an imposing detached building set in an elevated position commanding a super outlook over countryside that surrounds the village. This iconic building has been beautifully converted to provide an exceptional home offering generous internal proportions, a highly versatile layout and exquisite boutique style interiors. The conversion works and subsequent enhancements have been sympathetically completed with great care and attention having been taken to retain much of its charm and character; with many of the original features taking front and centre throughout, the property really revels in all its glory and offers a unique opportunity for those seeking a home rich in history whilst also benefitting from all top of the range modern day comforts.

The location of The Old Church offers an enviable alternative to city living; the village is surrounded by beautiful countryside and yet lies only a few miles from Berwickshire's renowned coastline; this coupled with the excellent local road and rail links make this a great choice for commuters

LOCATION

Grantshouse is a quiet Berwickshire village, accessed off the A1, just ten miles north of the harbour town of Eyemouth, where there is a high school, and some eight miles from the lovely village of Coldingham which has great local amenities with a primary school, play-park, community hall and doctor's surgery. Coldingham Priory is steeped in history and the fantastic 'Blue Flag' Coldingham Beach is a local attraction for surfers and holiday makers. A short distance north is the village of St Abbs where there is a wonderful Nature Reserve and Bird Sanctuary. The cliff top walk from Coldingham to St. Abbs is simply stunning and is highly recommended. The area also boasts some of the best diving in the UK and attracts divers from all over the world.

HIGHLIGHTS

- Exceptional Converted Church • Great Blend of Character and Modern Comforts • Extremely Versatile Interior • Home Working Options • The Choice Of Up To Six Bedrooms • A Range of Living Spaces • Multiple Bathroom/Ensuite Facilities • Double Garage and Workshop • Low Maintenance Gardens

ACCOMMODATION SUMMARY

Ground Floor- Entrance Lobby Cloakroom, Reception Hall, Lounge, Family Room, Family Dining Kitchen, Utility Room/Ancillary Kitchen, Bathroom, Home Office, Bedroom Suite with Dressing Room and En-Suite Bathroom



First Floor - Master Bedroom Suite with Dressing Room and En-Suite Shower Room, Bedroom Two with Dressing Area and Balcony, Two Further Double Bedrooms, A Single Bedroom/Snug and Two Further Bathrooms

ACCOMMODATION

The character is clear to see from the outset, and really pays homage to this buildings history; the lobby and reception hall create a wonderful first impression with the galleried landing extending over the hallway creating a real sense space and grandeur, whilst the small cloakroom off the vestibule provides a useful facility. The lounge and family room opposite, both provide cosy and restful spaces for families to relax whilst, unquestionably the hub of this home is the particularly impressive family dining kitchen; a sociable room, fit for family gatherings or entertaining friends, the kind of space that many buyers aspire to. Fitted with a range of sleek contemporary units complete with central island and fully integrated appliances; the room features three full height windows to the front and outlooks from either end over the village and surrounding gardens. The utility room/ancillary kitchen offers a very practical space, ample room for additional appliances, laundry etc and currently housing a traditional Aga. For those working from a home, a perfectly placed office is peacefully nestled towards the back of the building; a great space to work from with high ceilings and arched windows to the side; usefully one of the ground floor bathrooms lies next door. Completing the ground floor accommodation is a spacious bedroom suite complete with dressing room and en-suite bathroom.

The galleried first floor landing gives way to the highly versatile bedroom accommodation and features clever mezzanine storage areas. The master bedroom suite has been very well planned to create a restful and tranquil space, coupled with a well-appointed dressing area and a luxurious en-suite shower room. Bedroom two has the wow factor; with full height windows and door giving access to a balcony; the perfect spot for morning coffee. This room also features a step up to dressing or lounging area, currently dressed with wardrobes and a chaise longues. Two further double bedrooms lie on this level alongside a single room/snug plus two contemporary and tasteful bathrooms

EXTERNAL

Low maintenance, private gardens wrap around the building on all sides. A raised patio seating area lies next to the kitchen windows; a lovely sheltered spot for



alfresco dining with nice views beyond. Established gardens then extend beyond, laid with decorative gravel and featuring mature planted beds and borders. Useful outhouses provide external storage.

GARAGE & WORKSHOP

Occupying the lower ground level of the building the garage gives way to a useful workshop/store with light, power and housing the central heating boiler. The private driveway provides multi car parking.

COUNCIL TAX

Band G

ENERGY EFFICIENCY

Rating E

TENURE

Freehold

VIEWING & HOME REPORT

A virtual tour is available on Hastings Legal - YouTube. Please view this before booking a personal viewing. The Home Report can be downloaded from our website www.hastingslegal.co.uk or requested by email enq@hastingslegal.co.uk. Alternatively, or to request further information, call 01573 225999 - lines open 7 days a week including evenings, weekends and public holidays.

PRICE & MARKETING POLICY

Offers over £460,000 are invited and should be submitted to the Selling Agents, Hastings Property Shop, 28 The Square, Kelso, TD5 7HH, 01573 225999, Fax 01573 229888 or email enq@hastingslegal.co.uk. The seller reserves the right to sell at any time and interested parties will be expected to provide the Selling Agents with advice on the source of funds with suitable confirmation of their ability to finance the purchase.

All measurements are approximate and are taken at the widest point. Whilst these particulars have been carefully prepared, no guarantee is given as to their accuracy and they shall not form part of any contract to follow hereon.



