

HASTIN<sup>LEGAL</sup>&S



1 Swinton Bridge End Cottages

Swinton, TD11 3HY

Offers Over £425,000





Situated just a short distance from the charming village of Swinton, this attractive C Listed detached home is a substantial and characterful property set within a generous plot. Offering highly versatile accommodation, it features spacious gardens to both the front and rear, providing a wonderful blend of period charm and modern flexibility



I Swinton Bridge End is a charming C-listed detached property, ideally located just a short distance from Swinton Village. This delightful home enjoys a peaceful semi-rural setting while benefiting from easy access to local towns and a wide range of amenities.

Originally two cottages dating back approximately 150 years, the property has been thoughtfully combined into a spacious family home, retaining many original architectural features, such as large sash windows and distinctive stepped gables, that add to its unique character.

Set within a generous plot, the property boasts a south-facing cottage garden to the front, perfect for enjoying the sun, as well as a sheltered paved patio to the rear, leading to a further lawned area. A selection of useful outhouses provides ample storage and workshop solutions. To the rear of the garden, open farmland creates a serene, rural backdrop, offering both tranquillity and privacy.

Having been a cherished home for the current owners and their family, this generously sized property presents an exciting opportunity for those seeking a countryside lifestyle with plenty of space. It offers the potential for buyers to personalise and transform it into their dream home. The interior is highly adaptable, featuring multiple living areas, dedicated spaces for home working, four spacious bedrooms, and three modern bathrooms/shower rooms.

With a smart well appointed kitchen plus a practical utility/laundry room and a layout that lends itself to multi-generational living or potential income generation, the home offers considerable flexibility. A self-contained suite could easily be created, providing additional independence for extended family members or rental opportunities.

### LOCATION

Swinton lies midway between the Berwickshire towns of Duns and Coldstream - a pretty and quintessential Border village with local amenities including a well regarded Primary School, Play Park, Garage, Hotel, Restaurant and Church, with the Berwickshire High Campus just a short drive. The area is surrounded by beautiful landscape - an

ideal country location with opportunities for fishing on the Tweed, golf at Duns and The Hirsell at Coldstream and walking in the Cheviot and Lammermuir hills

What3words location reference - ///chimp.denoting.tripods

### HIGHLIGHTS

- Detached period dwelling
- Formerly two cottages
- Period features
- Substantial and adaptable interior
- Option of a self-contained suite
- Sunny south facing gardens
- Fabulous home in the country

### ACCOMMODATION SUMMARY

Entrance Hall, Lounge, Sitting Room, Dining Room, Kitchen, Utility/Laundry Room, Office, Two Shower Rooms, Four Bedrooms and Bathroom

### SERVICES

Mains water and electricity. Oil central heating. Private drainage.

### ADDITIONAL INFORMATION

All carpets and floor coverings will be included in the sale. The property is available with no onward chain. Items of furniture can be available by separate negotiation

### COUNCIL TAX

Band E

### 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](http://www.hastingslegal.co.uk) or requested by email [enq@hastingslegal.co.uk](mailto: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 £425,000 Offers 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](mailto: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.



