

HASTIN^{LEGAL}&S

Ingleside & Ingleneuk

Ingleside & Ingleneuk,

Ayton, TD14 5QJ

Offers Over £420,000





Ingleside and Ingleneuk; A rare opportunity for a multi use residential property; a sizeable period family home with adjoining ground floor apartment - perfect for multi generational living or for those seeking to generate an income stream



This charming period property offers far more than first impressions suggest, combining a substantial family home, Ingleside, with a well-appointed adjoining ground-floor apartment, Ingleneuk. Together, they present a highly versatile opportunity—ideal for multi-generational living, guest accommodation, or generating rental income. Alternatively, the two can be seamlessly combined to create one impressive, expansive home.

Both properties connect to a beautiful walled garden at the rear which basks in sunlight for much of the day- fully secure and private this is a lovely space with a detached single garage and parking space off Beanburn.

Ingleside has been a much loved family home for many years; enjoying a lovely blend of period charm together with modern upgrades to ensure comfort and functionality. The large extension to the rear has created a valuable and very sociable family dining kitchen which has direct access to the gardens beyond. This multi use space is perfect for modern day living and really is the hub of this family home. For a quieter, more relaxed environment the traditional lounge to the front with feature fireplace provides a cosy space.

The bedroom accommodation off the upper landing is highly versatile; currently providing five double rooms with the master benefitting from a smart en-suite shower room. One of the remaining bedrooms has an adjoining dressing room or office if preferred, whilst the large room overlooking the garden could easily offer an alternative use as an additional living room if desired. The main family shower room has been thoughtfully re-fitted with modern wet wall panelling and large walk in shower.

Inglenuek offers ground level living, and whilst it connects to the shared rear garden, it also benefits from its own independent access from street level. With generous proportions, the accommodation is well suited to extended family, as a granny annex or would provide excellent rental potential. The lounge to the front enjoys a pleasant village aspect, with a large double bedroom next door; a sunny breakfasting kitchen overlooking the garden and an upgraded shower

room. A rear door gives access to a lean-to style greenhouse which leads to the garden, and a useful utility space.

LOCATION

Ayton: A small, established village close to the east coast, instantly recognisable thanks to its impressive Baronial red sandstone castle.

- Amenities: Within the village is a well-equipped village shop with a full range of every day amenities available in nearby Eyemouth (2 miles)
- Schooling: The village has a primary school and is within the catchment for Eyemouth High School.
- Population: A population of approximately 600
- Transport Connections: Lying approximately fifty miles south east of Edinburgh, Ayton lies just off the A1 trunk road which gives excellent road connections to the north and south. Local East Coast rail connections are available at nearby Reston (3 miles) and Berwick Upon Tweed (8 miles)

What3words ///breeze.amicably.harshest

HIGHLIGHTS

- Highly versatile multi use property
- Multi generational living opportunities
- Potential to create an income stream
- Sizeable family home
- Adjoining self contained ground floor apartment
- Sunny private rear garden

ACCOMMODATION SUMMARY

Ingleside: Entrance Hall, Cloakroom, Lounge, Family Dining Kitchen, Master Bedroom with En-Suite Shower Room, Four Further Double Bedrooms (One with Dressing Room/Office) and Shower Room

Inglenuek: Entrance Hall, Lounge, Breakfasting Kitchen, Large Double Bedroom, Shower Room and External Utility Shared Private Walled Garden. Single Garage and Parking

SERVICES

Mains services. Double glazing. Gas Central Heating.

COUNCIL TAX

Ingleside - Band D
Inglenuek - Band B

ENERGY EFFICIENCY

Rating C

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 £420,000 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.



