

HASTIN^{LEGAL}&S



Beech House

Swinton, TD11 3JJ

Offers Over £435,000





Beech House, Swinton is an impressive Grade C Listed property with a super woodland backdrop, lovingly tended garden and a rich history! Dating back to 1890, the detached property was formerly the village police house, and has been upgraded over the years to host a characterful four bedroom family home with three spacious public rooms.



Nestled within the popular village of Swinton, Beech House offers a rare opportunity to embrace village living at its finest, where a strong sense of community, a well-regarded local primary school, and easy connections to surrounding towns come together in perfect balance.

This charming C Listed former police house has been carefully reimaged to create a home that beautifully blends period character with the ease and comfort of modern living. Original features sit alongside thoughtful upgrades, resulting in a home that feels both timeless and welcoming.

Designed with flexibility in mind, Beech House lends itself to a variety of lifestyles—whether as a spacious family home, a welcoming base for extended family, or an inviting space for hosting guests. The wraparound gardens are a true highlight, bordered by a picturesque woodland edge and the recently added timber garden room provides a peaceful, sun-filled spot—ideal for relaxing, working, or hobbies.

Inside, the ground floor offers a series of inviting living spaces. The dual-aspect drawing room, centred around a recently installed log-burning stove, creates a cosy setting for quieter moments, while the dining room across the hall—with its unique former jail cell feature—adds a touch of history and conversation. At the heart of the home lies the impressive open-plan kitchen, dining, and garden room. Styled in a relaxed farmhouse aesthetic, this sociable space flows seamlessly into the gardens beyond, making it perfect for everything from laid-back family gatherings to social get-togethers with friends. A well-appointed kitchen, complemented by a utility and laundry room, ensures practicality matches style.

A generous ground floor bedroom provides a restful space, complete with its own en-suite cloakroom, while a beautifully refitted contemporary shower room serves the rest of the floor.

Upstairs, three further double bedrooms offer comfortable and private accommodation, two benefiting from their own en-suite facilities—ideal for family living or hosting overnight guests in comfort.

LOCATION

Swinton is a pretty Berwickshire village located midway between Coldstream and Duns, centred around a traditional village green.

- Amenities: The village benefits from a popular village pub and restaurant as well as a primary school. A wider range of day to day amenities are available in Duns (6 miles) and Coldstream (6 miles)
- Schooling: Swinton has its own primary school and early learning facility. Secondary schooling is at the Berwickshire High School, Duns
- Population: Approximately 220
- Transport connections: Swinton is well connected by road to neighbouring towns and villages. Edinburgh lies around 45 miles north west via the A1 and the local East Coast rail connection can be found at Berwick Upon Tweed (11 miles)

HIGHLIGHTS

- Characterful former police house
- Woodland edge corner plot
- Private, well tended gardens
- Large sociable garden room/dining/kitchen
- Period lounge with recently installed log burner
- Bedrooms and bathroom on both levels
- En-suite facilities – ideal for families or guests
- Recently added timber garden room

ACCOMMODATION SUMMARY

Entrance Hall, Drawing Room, Dining Room, Open Plan Kitchen/ Dining/Garden Room, Utility Room, Rear Hall and Porch, Downstairs Bedroom with En-Suite WC and Three Further Bedrooms (Two En-Suite). Private Off Street Parking

SERVICES

Mains electric, water and drainage, Double glazing including some recent replacement windows. Oil centra heating

COUNCIL TAX

Band F

ENERGY EFFICIENCY

Rating E

TENURE

Freehold

VIEWING & HOME REPORT

A virtual tour is available on Hastings Legal web and YouTube channel - please view this before booking a viewing in person. The Home Report can be downloaded from our website www.hastingslegal.co.uk or requested by email enq@hastingslegal.co.uk

Alternatively or to register your interest or request further information, call 01573 225999 - lines open 6 days a week including evenings, weekends and public holidays.

MARKETING POLICY

Offers over £435,000 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.



