

HASTIN<sup>LEGAL</sup>&S



Hollybank

Peelwalls Cottages, Ayton, TD14 5RL

Offers Over £260,000





An exceptional country cottage with envious countryside views and fully upgraded, tasteful interiors, all within a short distance of Ayton village



Located on the outskirts of Ayton village, Hollybank is an exceptional country cottage, combining fabulous far-reaching views—including views of Ayton Castle from the gardens—with the convenience of village life and local amenities on the doorstep.

Beautifully upgraded throughout, Hollybank is a masterclass in considered interior design. High-quality fixtures, tasteful decoration and sympathetic improvements have been carefully chosen to create a lovely balance of original character and modern convenience.

Hollybank has been a much-loved home for the current vendor and offers an enviable opportunity for those seeking a semi-rural country residence, with equal appeal as a premium weekend or holiday home.

Inside, the light-filled accommodation flows effortlessly, creating spaces that feel bright and airy while retaining a cosy, homely atmosphere. The welcoming hallway, with excellent storage, leads into a particularly warm and relaxing lounge, centred around an open coal fire. Large windows frame the open landscape beyond, making the most of the cottage's wonderful setting. From the lounge, the beautifully appointed family dining kitchen provides a sociable heart to the home. Impeccably presented, it features a fabulous range of high-quality cabinetry, ample space for family dining and dual-aspect windows which flood the room with natural light. The ground floor is completed by a useful rear hall/utility area, with direct access to a suntrap patio, together with a freshly presented three-piece bathroom.

Upstairs, the accommodation has been thoughtfully reconfigured to make maximum use of the available space, providing two beautifully decorated bedrooms. The principal bedroom enjoys the best of the views and is complemented by a stylish and well-appointed en-suite shower room.

The same high standard of finish continues outside, where the gardens have been equally well considered to create a truly tranquil setting, with plenty of appeal for gardening enthusiasts and families alike. To the rear of the cottage is a useful outhouse and parking area, with a grassed pathway leading through to the large cottage-style gardens. Fully enclosed and enjoying an exceptional degree of privacy, the gardens command superb views directly across the surrounding farmland towards Ayton Castle to create a unique backdrop.

The gardens are beautifully maintained, with neat lawns and thoughtfully positioned seating areas, while their generous proportions offer plenty of scope for further landscaping if desired. There is ample room for vegetable beds, chickens, summerhouse/garden pod and other lifestyle additions, making this an especially versatile outdoor space.

The cottage garden to the front provides a further opportunity to enjoy the peaceful surroundings and is equally well presented, with a private seating area tucked into one corner. Combining character, quality and an enviable semi-rural setting.

Hollybank represents a rare opportunity to acquire a beautifully finished country cottage with outstanding views, generous gardens and the convenience of Ayton village close at hand.

## 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 ///outnumber.trinkets.lodge

## HIGHLIGHTS

- Exceptional interior presentation
- Views to Ayton Castle and Open Fields
- Beautiful dining kitchen
- Open coal fire
- En-Suite Master Bedroom
- Large Cottage Style Gardens
- Semi rural with easy access to village

## ACCOMMODATION SUMMARY

Entrance Hall, Lounge, Dining Kitchen, Rear Hall, Bathroom, Two Double Bedrooms and Shower Room.

## SERVICES

Mains water and electricity. Private drainage. Double glazing. Oil heating

## COUNCIL TAX

Band C

## ENERGY EFFICIENCY

Rating E

## TENURE

Freehold

## VIEWING

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 6 days a week including evenings, weekends and public holidays.

## MARKETING POLICY

Offers over £260,000 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](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.



