



Gateside Cottage, Castle Mains

Nr Duns, TD11 3TP



Idyllically positioned within its own private, woodland grounds, Gateside Cottage is a rare opportunity for those seeking a unique home in the country, yet positioned only a few miles from Duns and is available with no forward chain.



Positioned within its own private, woodland edge grounds on the edge of Duns Castle Estate, Gateside Cottage boasts a remarkable location, accessed via a lengthy private drive and with no immediate neighbours, for those in search of peace and tranquility, you don't get much better than this. The grounds extend to around 0.5 acre in total and incorporate wooded areas, neat lawns, established and well considered plantings not to mention the burn that runs through the foot of the gardens - all with the fantastic backdrop of a small waterfall that lies beyond. Gateside Cottage certainly offers 'the good life' and has options to suit those that work from home or that need to cater for extended family with the detached timber lodge within the garden grounds - serviced with water and drainage this is a great space and currently used as sleeping accommodation for guests. The detached cottage itself is charming and characterful with some lovely period features and accommodation of good proportions. All rooms enjoy open outlooks over the garden grounds or surrounding farmland whilst the garden room to the rear takes full advantage of the elevated garden vista. Due to the space on offer outside, there are also various options to further extend the cottage if desired (subject to permissions).

LOCATION

Duns has good educational and recreational facilities including primary and secondary schools, swimming pool, tennis courts, 18 hole golf course, library, various speciality shops and walks and nature reserve within the grounds of Duns Castle and is home to the classical Edwardian Mansion at Manderston. Edinburgh is 45 miles away with the main East Coast rail line at Berwick upon Tweed some 15 miles distant

HIGHLIGHTS

- Exceptional rural position
- Great lifestyle home
- Large plot and no immediate neighbours
- Detached timber cabin within the gardens
- Charming stone built cottage
- Space for further extension
- Easy reach of Duns



ACCOMMODATION SUMMARY

Garden Room, Dining Kitchen, Lounge, Double Bedroom and Shower Room. Double Timber Garage. Ample Parking

ACCOMMODATION

Making the very best of the elevated outlook over the surrounding grounds, the garden room has been a fantastic addition to the property; large in its proportions with opportunities for dining as well as a quiet seating area from which to enjoy the surroundings. With a side outlook, the kitchen is presented in rustic farmhouse style with a lovely exposed stone wall and arched doorway. Centred around a large multi fuel stove, the lounge is a warm and homely room with internal windows into the adjoining garden room and an open aspect from the rear over the neighbouring farmland. Extending off the lounge is the sizeable bedroom with traditional ceiling beams, dual aspect windows and fantastic built in storage; served by the very smart shower room complete with antique style fittings, fully tiled walls and flooring.

CABIN/STUDIO

Peacefully tucked into a quiet corner of the gardens, the cabin has been used as occasional guest sleeping quarters but offers obvious potential to create a dedicated work from home environment. Serviced with drainage, water, WC and a sink, this is a well-appointed space which could also be further developed into an Airbnb/self-contained accommodation (subject to permissions)

EXTERNAL

Surrounding the cottage on all sides, the gardens are unique, fabulous and provide a real hidden haven of woodland and wildlife. They have been landscaped to great effect including a wildlife pond and for those that enjoy gardening and the outdoors, this space is perfect. They extend down to the Oxendean burn that runs through the foot of the gardens with the sound of running water within earshot. The private drive opens to provide ample space for parking with a detached double timber garage complete with light and power as well as an adjoining garden store/shed. .



SERVICES

Private water and drainage. Mains electric. Double glazing. Oil central heating.

COUNCIL TAX

Band C

ENERGY EFFICIENCY

Rating D

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 £255,000 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.



