



Belville Farm Cottage

Coldstream, TD12 4JB

Offers Over £235,000

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Nestled in the charming Scottish Borders countryside, this delightful end-terraced stone built cottage is set within large gardens and grounds, which has the superb feature of a chalet which would make extra accommodation if required, or as an office. The cottage has stunning open countryside views with the Cheviots Hills in the distance

The layout of the cottage is both practical and appealing, which comprises of a spacious living room with a multi-fuel stove, a well appointed kitchen with an excellent range of cream shaker units with appliances and a quality bathroom with a white four piece suite which features a freestanding bath. Also on the ground floor is the third bedroom, which is currently being used as a dining room/workroom. On the first floor are two generous double bedrooms with take advantage of the stunning views. The cottage has full double glazing and oil central heating.

Parking at the rear and side of the cottage and a large lawn garden at the front which borders open farmland. Area of ground at the side which has a range of outhouses, sheds and a hen run.

This property presents an excellent opportunity for those looking to settle into a rural area, with superb countryside views. Whether you are seeking a new family home, a holiday home or a weekend retreat this cottage is sure to impress. Don't miss the chance to make this charming residence your own.

Viewing is highly recommended.



Entrance Hall

4' x 4' (1.22m x 1.22m)

Partially glazed entrance door giving access to the hall which has stairs to the first floor landing.

Bedroom 3/Dining Room

12'1 x 9'8 (3.68m x 2.95m)

A superb multipurpose room with a window to the front with a cupboard below. Central heating radiator and six power points. Door to a storage shed at the side of the property.

Living Room

17'1 x 12'8 (5.21m x 3.86m)

A spacious reception room with a window to the front with a cupboard below and a superb view of the surrounding countryside and the Cheviots beyond. Fully tiled fireplace with a multi-fuel stove sitting on a slate hearth. Built-in storage cupboard, a central heating radiator, eight power points and a telephone point.

Internal Hall

With a built-in understairs cupboard, a large laundry cupboard with a plumbing for an automatic washing machine and shelf and a built-in pantry with a window to the rear. Central heating radiator, a cloak hanging area and two power points.

Bathroom

8'2 x 6'6 (2.49m x 1.98m)

Fitted with a quality white four piece suite which includes a corner shower cubicle with an electric shower, a freestanding bath with a shower attachment, a toilet and a wash hand basin below the frosted window to the rear. Central heating radiator, a heated towel rail and underfloor heating.

Kitchen

7'8 x 10'1 (2.34m x 3.07m)

Fitted with a superb range of cream shaker wall and floor units with walnut effect worktop surfaces. Built-in double oven, four ring ceramic hob with a cooker hood above.

Integrated washing machine and space for a fridge freezer.

Window to the rear with a sink and drainer below, a central heating radiator and twelve power points.

First Floor Landing

4'4x3' (1.32mx0.91m)

With Alex window to the rear.

Bedroom 1

17'1 x 11'9 (5.21m x 3.58m)

A large double bedroom with a window to the front with superb countryside views and of the Cheviot Hills beyond. Built-in wardrobe, a central heating radiator and sanded wooden floors. Five power points.

Bedroom 2

17'1 x 9'5 (5.21m x 2.87m)

Another double bedroom with sanded wooden floors and a window to the front with countryside views. Central heating radiator, a built-in storage cupboard and five power points.

Outside

Large lawn garden at the front of the property which borders farmland. There is a large area of ground at the side of the property which has a number of outhouses, sheds and contains a hen run.

Chalet

A timber built chalet in the garden side which takes advantage of the views of the hills and countryside beyond. The chalet is a veranda at the front which gives access to one of the two rooms contained within the building. This offers an ideal place for an office, or for guests to sleep. There is a large storeroom and lighting and power is connected.

General Information

Full double glazing.

Full oil central heating.

Services-Drainage into a septic tank

Mains water and electricity.

Council tax band C.



Agency Details

OFFICE OPENING HOURS

Monday - Friday 9.00 am - 5.00 pm

Saturday 9.00 am - 12.00 pm

Saturday Viewings 12.00pm - 1.00pm

FIXTURES & FITTINGS

Items described in these particulars are included in the sale, all other items are specifically excluded.

All heating systems and their appliances are untested.

This brochure including photography was prepared in accordance with the sellers' instructions.

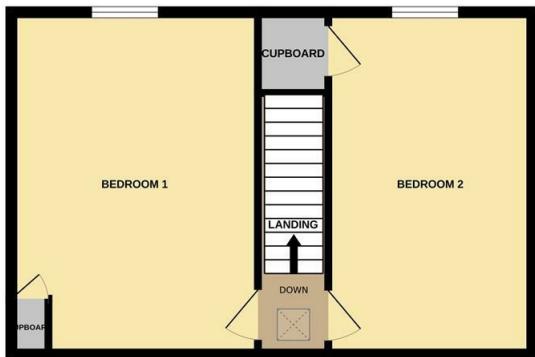




GROUND FLOOR
603 sq.ft. (56.0 sq.m.) approx.



1ST FLOOR
443 sq.ft. (41.2 sq.m.) approx.



TOTAL FLOOR AREA : 1046 sq.ft. (97.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, gas, drains and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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