



5 HILTON FARM COTTAGES, HILTON, WHITSOME, TD11 3NE

- Terraced Farm Cottage
- Lounge and Kitchen
- Dining Room / Bed 3
- Upgrading Required
- 2 Bedrooms & Bathroom
- Garden and Parking
- Countryside Views
- Double Glazed Windows

OFFERS AROUND £95,000

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P**

MELROSE & PORTEOUS
SOLICITORS & ESTATE AGENTS
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LP-1 Duns

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LOCATION

Surrounded by countryside, the property is set in a rural farm location between the Scottish Borders villages of Whitsome and Paxton. To the front of the cottages is the remains of a 13th century church and burial site and to the rear the gardens back onto rolling fields with views toward the Lammermuirs. Whitsome is approx. 1 miles away and has a small but strong community with the village hall (Whitsome Ark) having a variety of activities and a small shop. Paxton is approx. 4 miles in the other direction with Paxton House Estate sitting on the river Tweed and also The Cross Inn with its growing reputation for food and hospitality. Hilton Farm is approx. 8.5 miles from Berwick, which offers a wider range of amenities and excellent transport links north and south with the East Coast railway and the A1.

DESCRIPTION

An excellent opportunity to purchase a traditional Borders farm cottage. This terraced former farm-workers cottage is in need of some renovation and upgrading and offers potential to be extended to the rear (subject to relevant permissions) with flexible living accommodation which includes a ground floor dining room / Bedroom 3. The cottage also benefits from double glazed upvc windows, night storage heaters and an open fire in the lounge. Viewing is highly recommended to appreciate the potential this property has to offer.

ACCOMMODATION

HALL	(1.36M X 1.21M)
DINING ROOM / BEDROOM 3	(4.92M X 2.75M)
LIVING ROOM	(4.93M X 3.85M) at widest
KITCHEN	(3.22M X 2.20M)
LANDING	
BEDROOM 1	(5.06M X 3.68M) including large cupboard
BEDROOM 2	(3.08M X 2.82M) including airing cupboard
BATHROOM	(1.91M X 1.84M)

EXTERNALLY

The front of the cottage has a gravelled parking area with a pedestrian right of access to the rear, around the neighbouring cottage. The large rear garden is mainly laid to lawn with access from the kitchen.

SERVICES

- Mains Electricity
- Electric night storage heating
- Private Water & Septic Tank
- Council Tax: Band B
- EPC: Band F

VIEWING

By appointment with Melrose & Porteous Tel: 01361 882 752

SURVEY/ENTRY

By mutual arrangement. Home report available. Additional arrangements through agents

Offers should be submitted to Melrose & Porteous, 47 Market Square, Duns, Berwickshire, TD11 3BX (LP1 Duns)

Only those parties who have formally requested their interest may be advised of any closing date fixed for offers. These particulars are for guidance only. All measurements were taken by a sonic tape measure and may be subject to small discrepancies. Although a high level of care has been taken to ensure these details are correct, no guarantees are given to the accuracy of the above information. While the information is believed to be correct and accurate any potential purchaser must review the details themselves to ensure they are satisfied with our findings.

