



## HAWTHORN COTTAGE, FOGO MAINS, DUNS, TD11 3RA

- Detached Cottage
- 3 Bedrooms
- Dining Hall
- Enclosed Gardens
- Kitchen with Pantry
- Bathroom
- Oil Central Heating
- Detached Garage

**OFFERS AROUND £229,950**



**MELROSE & PORTEOUS**  
SOLICITORS & ESTATE AGENTS  
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#### LOCATION

Situated close to the hamlet of Fogo, adjacent to exclusive properties on Fogo Mains. Although very rural, the cottage sits approx. 5 miles from the main county town of Duns. The cottage would make an ideal home or holiday cottage as the area boasts many great attractions including the 14th century Duns Castle and Wedderburn Castle, both wedding and events venues and Manderston House, an opulent Edwardian country house with its famous silver staircase and gardens that are open to the public. In nearby Duns there is a good selection of shops and a great variety of recreational facilities. Other amenities include a medical centre, primary school and a modern state-of-the-art High School.

#### DESCRIPTION

Hawthorn Cottage is a pretty white-wash dash rendered cottage with a contrasting grey slate roof set in wonderful garden grounds near the hamlet of Fogo. The well-maintained property benefits from oil fired central heating, cosy open fire, sash & case windows and bay window sitting area looking out onto the private garden which adds to its charm. There is a bedroom and a bathroom on the ground floor which offer accessible living accommodation as well as two further bedrooms and a shower room on the first floor. This delightful cottage would make an ideal country retreat or offers the accommodation to make a perfect family home. Viewing is highly recommended to appreciate the space this cottage actually has to offer.

#### ACCOMMODATION

ENTRANCE HALL	
CLOAK AREA	(1.46m X 1.07m)
LOUNGE	(6.15m X 3.33m) in bay window
KITCHEN	(3.60m X 2.12m)
BEDROOM 3	(3.72m X 3.15m)
BATHROOM	(2.30m X 1.85m) at widest
DINING HALL	(5.89m X 3.62m) at widest
LANDING	
BEDROOM 1	(4.86m X 3.68m) including wardrobes
SHOWER ROOM	(1.85m X 1.49m)
BEDROOM 2	(3.87m X 3.67m)
GARAGE	(5.70m X 2.97m)

#### EXTERNALLY

Along the front of the cottage there is a dry-stone wall (dyke) with a small garden which is an abundance of colour with plants and shrubs. To one side sits the detached garage and stone steps up to a small gate into the garden and to the other is a gate leading to the off street parking and again to the garden. The majority of this wonderful garden sits to the rear of the property with high hedges all around making it very private. The garden is mainly laid to lawn with gravelled areas and planted areas with mature bushes and trees and it is evident it has been loved over the years. There is also a garden shed and an Avery.

#### SERVICES

Mains Electricity and Water  
 Oil fired central heating.  
 Council Tax: Band E  
 EPC: Band G

#### 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.