



## 5 OXENRIG FARM COTTAGES, NR. LENNEL, COLDSTREAM, TD12 4EY

- End Terraced Cottage
- Spacious Lounge
- Farmhouse-Style Kitchen
- Wood-Burning Stove
- 3 Bedrooms
- Dining/Entrance Hall
- Parking & Gardens
- Rural Location

**OFFERS OVER £130,000**

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&  
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## LOCATION

The Cottage is set on a farm near the Estate Hamlet of Lennel and is within 2 miles from the Borders town of Coldstream. Coldstream is home to the Hirsell Estate which offers lovely country and wildlife walks and the 18-hole golf course with bar and restaurant. Coldstream sits just over the Scottish border to the North of the Cheviot Hills on the River Tweed, renowned for its salmon fishing. Offering a wide range of amenities which include pubs, shops, cafes, doctors, dentist and a primary school, the town also has a strong community spirit and is twinned with Bennecourt in France, a town which similarly sits on the River Seine. Coldstream has proud connection with the borders festivals and with the regiment of the Coldstream Guards.

## DESCRIPTION

A traditional end terrace farm cottage, set away from the working farm, looking out onto rolling fields and countryside. This 3 bedroom stone property set on one level and has been extended to the rear to provide further bedroom and bathroom accommodation which in turn has enhanced and created spacious living accommodation. The cottage oozes character with exposed stone walls, wood burning stove, farmhouse-style kitchen layout and sash & case windows to front. Viewing is highly recommended to appreciate the further potential this cottage has to offer.

## ACCOMMODATION

Dining Hall	(4.75M X 3.19M)
Lounge	(4.72M X 3.84M)
Breakfasting Kitchen	(4.71M X 3.63M)
Bedroom 1	(4.78M X 3.84M)
Bedroom 2	(3.19M X 2.80M) at widest
Bathroom	(2.01M X 2.01M)
Bedroom 3	(3.20M X 2.80M)

## EXTERNALLY

To the front of the cottage is off street parking with an enclosed garden with a picket fence. The rear private garden is also enclosed and mainly laid to lawn with some mature trees and bushes.

## SERVICES

Mains Electricity and water supply  
Septic Tank  
Council Tax: Band A  
EPC: Band E

## 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.