



Mews Store, Nursery Lane, Coldstream, TD12 4DE



- Mews Storage Building
- Proposed Dwelling
- Living Room / Kitchen
- Planning Ref: 22/01665/FUL
- Full Planning Permission
- 2 Bedrooms & Bathroom
- Parking for 2 Cars
- Section 75 Agreement

 0

 0

 0

EPC

 N/A

Interested In  
viewing this property?

Viewing by appointment only with Melrose & Porteous

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## Mews Store, Nursery Lane, Coldstream, TD12 4DE

### LOCATION:

Set in the heart of Coldstream, on a one-way lane which links Duns Road and the High Street. Coldstream is the first Border town in Scotland and the original home of the Earl of Home whose estate, The Hirsell, offers lovely countryside wildlife walks as well as a cafe and craft shops. The town sits on the River Tweed, renowned for its salmon fishing, just over the Scottish Border to the North of the Cheviot Hills, offering a wide range of amenities which include pubs, shops, cafes, Community Centre, doctors and dentist surgeries. Coldstream lies approx. 15 miles from the East Coast railway station in Berwick-upon-Tweed and approx. 9 miles away from the Borders town of Kelso, both with a wider variety of amenities.

### DESCRIPTION:

A charming stone-built mews storage building with planning permission to be converted into a cosy two-bedroom semi-detached home. The proposed upside-down layout maximises natural light, creating a bright and airy open-plan living room and kitchen. The property has mains electricity, with other services available nearby. Ideal for those seeking a small-scale renovation project, this Nursery Lane building offers great potential.

### EXTERNALLY:

The property is accessed via a gated entrance shared with two other properties giving access to the proposed parking / patio area.

### SERVICES:

Mains Electricity. Water Supply - External Tap.

### IMPORTANT INFORMATION:

By mutual arrangement. Home report available. Additional arrangements through agents. Offers should be submitted to Melrose & Porteous, 47 Market Square, Duns, Berwickshire, TD11 3BX (DX 556 522 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 laser 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.



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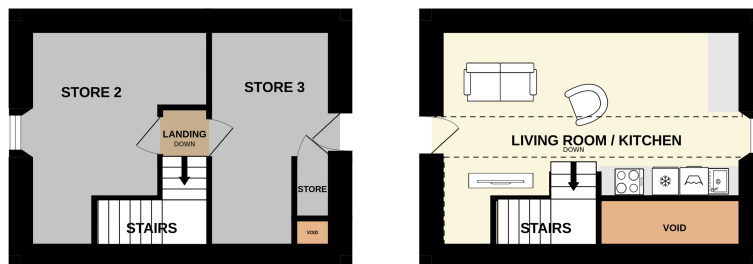


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## FLOOR PLAN:



GROUND FLOOR AS EXISTING  
& SKETCH PROPOSAL



1ST FLOOR AS EXISTING &  
SKETCH PROPOSALS

PROPOSED SKETCH LAYOUT INDICATIVE ONLY FROM ARCHITECT'S DRAWINGS

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 no 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, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## ACCOMMODATION:

- AS EXISTING:-
- ENTRANCE (1.49M X 0.83M) at widest
- LANDING (0.88M X 0.83M)
- ROOM 2 (4.34M X 2.66M) at widest
- -
- GROUND FLOOR (6.55MX 4.83M) at widest
- ROOM 1 (4.40M X 3.66M) at widest
- STORE (1.05M X 1.12M)

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