Riverside House, Grantshouse, TD11 3RP



- Substantial Detached House
- Living & Dining Room
- Breakfasting Kitchen
- Bathroom & Shower Room
- Garden to Front, Rear & Side
- 6 Bedrooms (3 with En-Suites)
- Sitting Room / Bedroom 7
- Utility Room & Ample Storage
- Oil Fired Central Heating
- Ample Parking & Garage

6 | 5 | 3 | EPC D | F

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LOCATION:

The property is situated in a rural position close to the small Borders village of Grantshouse in Berwickshire, within the Scottish Borders. Grantshouse lies just off the A1, making it a particularly convenient location for those travelling between Edinburgh and Newcastle while still enjoying the tranquillity of the surrounding countryside. Nearby is the popular roadside eatery the Cedar Cafe, a well-known stopping point for both locals and travellers along the A1, offering home-cooked meals, coffee and cakes. The surrounding area offers attractive rolling countryside typical of the Berwickshire landscape, with a range of walking routes and outdoor pursuits available along the nearby coastline and rural hinterland. The village of Reston lies approx. 6 miles south-east along the A1 which has a mainline railway station which was opened in 2022. The property lies almost equidistant on the A1 between the historic Northumberland town of Berwick-upon-Tweed and the East Lothian coastal town of Dunbar, both of which have further amenities and mainline railway stations on the East Coast Main Line.





DESCRIPTION:

This substantial family home offers flexible and generously proportioned accommodation and was previously operated as a successful bed and breakfast by the current owners, benefiting from its convenient proximity to the A1 trunk road. The property provides up to seven potential bedrooms, although some rooms are currently used for alternative purposes. These include a study, a first-floor living room, and a kitchenette on the first floor, offering excellent versatility for modern family living or guest accommodation. Three of the bedrooms feature en-suite facilities, with the principal bedroom also benefiting from a dressing area. In addition, there is a family bathroom and a ground-floor shower room, ensuring ample facilities for a large household or visiting guests. The ground floor also includes a spacious living and dining room, a large breakfasting kitchen, a useful utility room, and a welcoming entrance hall with plenty of storage. With an internal floor area of approximately 206 square metres, the home offers generous living space for families of all sizes.



EXTERNALLY:

The property enjoys a charming position between Howpark Road and the gently flowing Howpark Burn, creating a peaceful and picturesque setting. Ample parking is available to the side, with additional parking to the rear, along with access to garage buildings for added practicality. A pathway runs between the burn and the house, conveniently linking the front and rear garden areas. The south-west facing front garden is designed for low maintenance, featuring gravel and artificial grass, complemented by a selection of perennials that add a touch of colour throughout the seasons. The garden is enclosed by an attractive decorative brick and cast iron boundary, making it an ideal space for entertaining. A covered pergola and a charming brick-built pizza oven further enhance the outdoor living experience, perfect for enjoying time with family and friends.



SERVICES:

Mains Electric, Water & Drainage.

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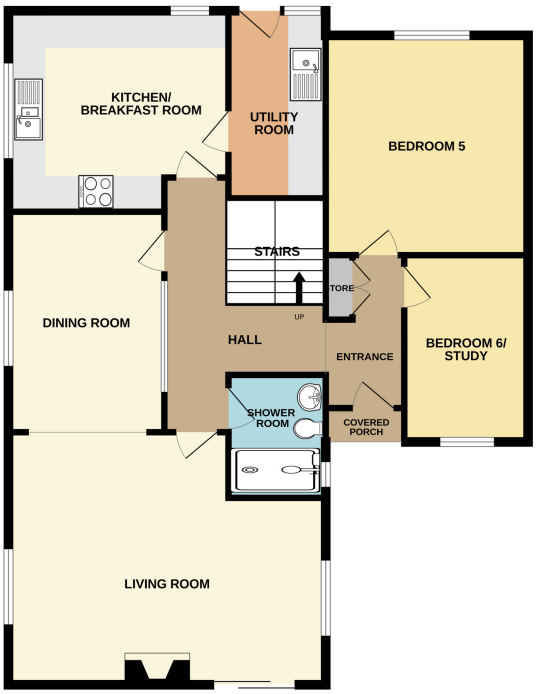
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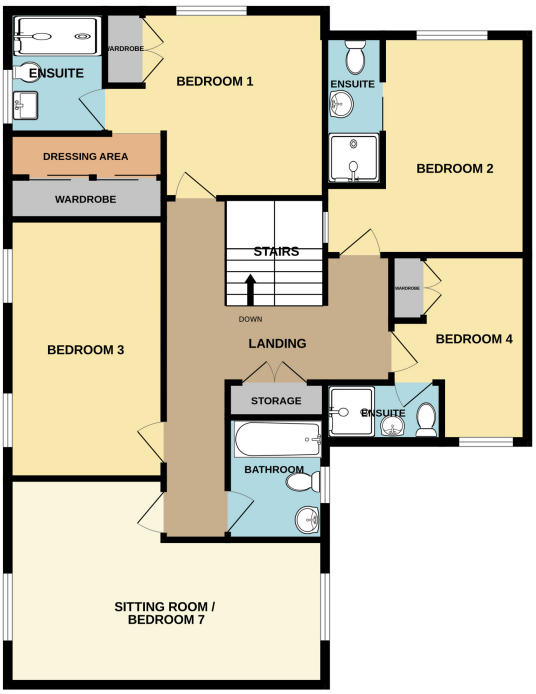
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FLOOR PLAN:

GROUND FLOOR



1ST FLOOR



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:

- HALLWAY (4.70M X 4.70M) at widest
- BEDROOM 5 (4.12M X 4.10M)
- UTILITY ROOM (3.50M X 1.70M)
- LIVING ROOM (5.92M X 4.71M) at widest
- LANDING (6.50M X 4.10M) at widest points
- EN-SUITE SHOWER ROOM (2.17M X 1.09M)
- BEDROOM 3 (4.83M X 2.91M)
- FAMILY BATHROOM (2.20M X 1.82M)
- EN-SUITE SHOWER ROOM (2.17M X 1.09M)
- EN-SUITE SHOWER ROOM (2.82M X 1.05M)
- STUDY / BEDROOM 6 (3.48M X 2.30M)
- BREAKFASTING KITCHEN (4.11M X 3.76M) at widest
- DINING ROOM (4.10M X 2.91M)
- SHOWER ROOM (2.29M X 1.69M)
- BEDROOM 1 (4.11M X 3.50M) at widest
- DRESSING / WARDROBE AREA (2.91M X 1.56M)
- LIVING ROOM / BEDROOM 7 (5.90M X 4.16M) at widest
- BEDROOM 4 (3.51M X 2.91M) at widest
- BEDROOM 2 (4.11M X 4.10M) at widest

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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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