The Stables, Main Street, Reston, TD14 5JS



Offers Around £59,950

- Stable Building & Hayloft
- Central Reston Location
- Dry Secure Storage
- Stable Floor Area - 25.49m sq.
- Attached Garage
- Stone-built Property
- Potential Recreational Use
- Garage Floor Area - 25.38m sq.

0 | 0 | 2 | EPC 0 | N/A

Interested In viewing this property?

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LOCATION:

Reston is a picturesque and increasingly well-connected Borders village set amidst attractive rolling countryside in the heart of Berwickshire. The village enjoys a peaceful rural atmosphere whilst benefiting from excellent transport links, including its recently reopened railway station providing direct services to Edinburgh and Newcastle. Reston offers a welcoming community environment with a range of local amenities including a primary school, village shop, community facilities and nearby leisure opportunities. The surrounding countryside is renowned for its scenic beauty, walking routes and outdoor pursuits, while the dramatic Berwickshire coastline and a number of charming market towns are within easy reach.



DESCRIPTION:

An attractive traditional stone-built stable building with attached garage and substantial hayloft, forming a rare character outbuilding suited to a variety of storage, workshop, hobby or rural leisure uses. The property enjoys excellent atmosphere and period charm, with original stable features and generous loft storage. Currently unserviced, the building may particularly appeal to purchasers seeking secure dry storage, an off-grid workspace, classic vehicle accommodation or a longer-term lifestyle/investment asset. The ground floor area being approximately 50.87m², the subjects offer flexible accommodation with pedestrian and vehicular access via the courtyard. An increasingly rare opportunity to acquire an authentic stone building with considerable character and future versatility.



EXTERNALLY:

The property is accessed over a yard from the Main Street adjacent to the Village Shop and backs directly onto the playing fields - although no access to the rear.

There is no external garden ground or parking on the yard.



SERVICES:

No Services

Note: Interested parties are advised to satisfy themselves as to the availability and suitability of all services before making an offer.



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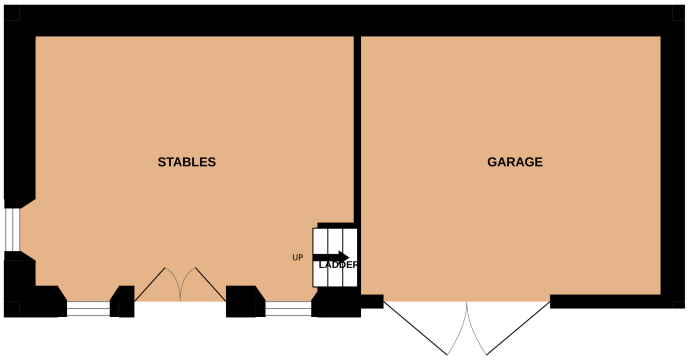
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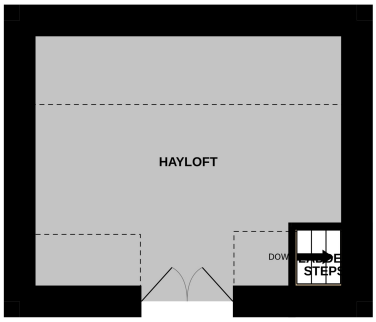
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FLOOR PLAN:

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:

- MAIN STABLE BUILDING (5.53M X 4.61M)
- GARAGE (5.17M X 4.91M)
- HAYLOFT (5.53M X 4.63M)

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IMPORTANT INFORMATION:

By mutual arrangement. 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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