



## Middle Cottage

Houndslow, Near Gordon, TD3 6LX



An excellent detached stone built cottage offering an fabulous lifestyle opportunity in the heart of The Borders yet within easy commuting distance to Edinburgh. The adjoining paddock is ideal for an equestrian buyer whilst the self catering timber cabin creates an excellent additional facility for visiting friends/family.



Located around 40 minutes south of Edinburgh, Middle cottage offers a fabulous lifestyle opportunity surrounded by the stunning Borders landscape yet retaining excellent links to the city - a winning combination of country and convenience. This intriguing detached stone built cottage provides a versatile and adaptable internal layout including the converted former Smiddy -perfectly suited to meet the ever changing demands of modern family life. The large private gardens to the rear are completely private and ensure a great space for young family or for a gardening enthusiast. The intrigue continues with the surprising addition of a completely self contained log cabin within the rear garden as well as the inclusion of the adjoining paddock extending to approximately 1.3 acre. The cabin provides an excellent additional facility for those with visiting friends/family. The adjoining paddock benefits from separate vehicular access off the road, and a field shelter- perfect for keeping livestock, perhaps horses or some sheep.

## LOCATION

Gordon village has a general store, church and pub together with an excellent small primary school with nursery which falls within the catchment area of the renowned Earlston High School. The nearby towns of Earlston and Kelso offer a good range of shops and services with Edinburgh a very commutable 45 minutes' drive away or 40 mins by train via the nearby Tweedbank Station.

## HIGHLIGHTS

- Excellent Country Setting Commutable to Edinburgh • Adjoining Paddock Suitable for Livestock • Self Contained Cabin • Large Rear Garden • Spacious and Versatile Interior Layout • Solar Panels

## ACCOMMODATION SUMMARY

Entrance Hall, Lounge, Dining Room, Living Room/Family Room, Bathroom, Dining Kitchen, Master Bedroom with En-Site Shower Room, Dressing Room/Bedroom Four, Large Landing/Office, Two Further Double Bedrooms (One with En-Suite Shower Room)

## ACCOMMODATION

The ground floor offers a versatile layout which is centred around the impressive dining kitchen; having been refitted in recent years with a great range of contemporary grey units with ample worktop space. The room benefits from windows to the front and rear and space for every day dining. The neighbouring

lounge is a lovely cosy space with beamed ceiling and log burning stove set into a feature fireplace. Again this room boasts dual aspect windows and plenty of natural light. For those who like to entertain or for family gatherings, the dining room is ideal with plenty of room for a large table and chairs. Front facing window and useful built in storage. Extending beyond the dining room is the very well appointed family bathroom and the family room. The bathroom has been refitted with a stylish white three piece suite whilst the family room occupies the former smiddy; this room boasts a double height vaulted style ceiling, windows to two sides and an external door allowing direct access from the rear garden. The ground floor also offers two bedrooms if required; the master is a particularly spacious double room peacefully located to one end of the cottage; enjoying a garden aspect to the rear and with the benefit of both an en-suite cloakroom and separate shower room. Next door, the dressing room could easily be utilised as a fourth bedroom if preferred but currently provides excellent storage. The staircase extends to a large landing area with velux window to the rear; this is a very useable space and ideal as a home office/work area. Two further bedrooms extend off the landing to either side, both spacious double rooms with views over the garden. The larger of the two upper floor bedrooms also boasts a freshly presented en-suite shower room.

## EXTERNAL INCLUDING PADDOCK

The rear gardens are delightful; extremely private and with a sunny southerly aspect. Having been re-landscaped to great effect they incorporate large areas of lawn and stylishly paved areas, ideal for summer dining. Planted borders and raised beds provide colour and interest whilst the garden pond creates a lovely feature. A range of outbuildings include timber sheds, workshops and stone built laundry room (adjoining the main house) There is also a large area of gravelled private parking with space for a number of vehicles. The paddock which we understand extends to around 1.3 acre is fully enclosed and has its own vehicular access from the road plus a timber field shelter. There is also pedestrian access if desired directly from the gardens.

## LOG CABIN

A quality log cabin has been constructed towards the rear corner of the garden; the cabin has its own private area of garden which has secure gated access from both the main garden and the parking area. The cabin is a real home from home and extremely well equipped with a modern kitchen, dining/lounge area with log burning stove, large bedroom space overlooking the gardens and a shower

room. The cabin provides an excellent additional facility for those with visiting friends/family.

## SERVICES

Mains water and electricity. Private drainage, Double glazing, Oil central heating. In addition there are also solar panels that have been installed to the south facing roof elevation which provide a good annual return

## COUNCIL TAX

Band D

## ENERGY EFFICIENCY

Rating C

## VIEWING

The Home Report can be downloaded from our website [www.hastingslegal.co.uk](http://www.hastingslegal.co.uk) or requested by email [enq@hastingslegal.co.uk](mailto:enq@hastingslegal.co.uk). Alternatively, or to request further information, call 01573 225999 - lines open 7 days a week including evenings, weekends and public holidays.

## MARKETING POLICY

Offers for the Fixed Price are invited and should be submitted to the Selling Agents, Hastings Property Shop, 28 The Square, Kelso, TD5 7HH, 01573 225999, Fax 01573 229888 or email [enq@hastingslegal.co.uk](mailto:enq@hastingslegal.co.uk). The seller reserves the right to sell at any time and interested parties will be expected to provide the Selling Agents with advice on the source of funds with suitable confirmation of their ability to finance the purchase.

All measurements are approximate and are taken at the widest point. Whilst these particulars have been carefully prepared, no guarantee is given as to their accuracy and they shall not form part of any contract to follow hereon.



