

Fantastic cottage for the equestrian enthusiast

Four bedroom with three acres of land







2 Greenknowe Farm Cottages

Gordon, Borders, TD3 6LA

Scan Here!

4 BED

1 BATH

STABLES

ENERGY F EPC RATING

McEwan Fraser Legal
Solicitors & Estate Agents

Viewing - By appointment telephone selling agent
01896 800 440
Mon to Fri: 8am - Midnight
Sat to Sun: 9am - 10pm

Part Exchange Available











The Location

Gordon village will attend to all your daily requirements with a general store, church, pub, a primary school and nursery. Gordon also falls into the catchment area for the well renowned Earlston High School. Further facilities can be found at the nearby towns of Earlston or Kelso which offer a good range of shops and services. Edinburgh can be easily reached by the A68 in a commutable 45 minutes' drive.





2 Greenknowe Farm Cottages











We are delighted to bring to the market this particularly attractive four bedroom terraced cottage, situated in a stunning countryside location. The cottage is ideally suited to the equestrian enthusiast and includes three acres of good grazing, three stables and a feed shed to the rear of the property. The stables have water and electricity and are fitted with rubber matting. There is a large back yard with ample room for parking several vehicles and a trailer and which gives access to the stables and paddocks.

The property briefly comprises entrance vestibule, large lounge/dining room with large multi-fuel stove and door leading to the large fully fitted open kitchen. Off this is a rear hallway, storage cupboards, utility room, and back door to the extensive grounds directly behind the cottage. There is a connecting hallway that leads to the downstairs family bathroom with separate shower cubicle and bath, sink, WC and heated towel rail. To the front is a guest bedroom and a smaller bedroom/study room. The property is unusual as it has a staircase to the upstairs sleeping quarters on either side of the cottage. The bedroom to the east of the property is generous in space with great views north and south, and storage space within the eves of the property. The master bedroom is entered from the westerly staircase, and holds a unique space at the top of the stairway that the current owners utilise as a study area; again it is generous in space and most notably features an amazing original fireplace that could easily be reinstated.

The property further benefits from mains water and electricity, drainage to a septic tank, double glazed window units throughout and oil-fired central heating. The garden includes a greenhouse, shed and chicken run.







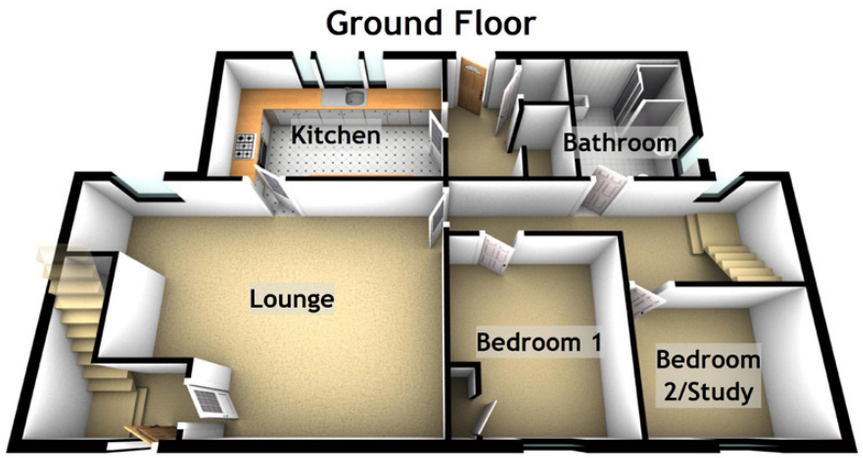


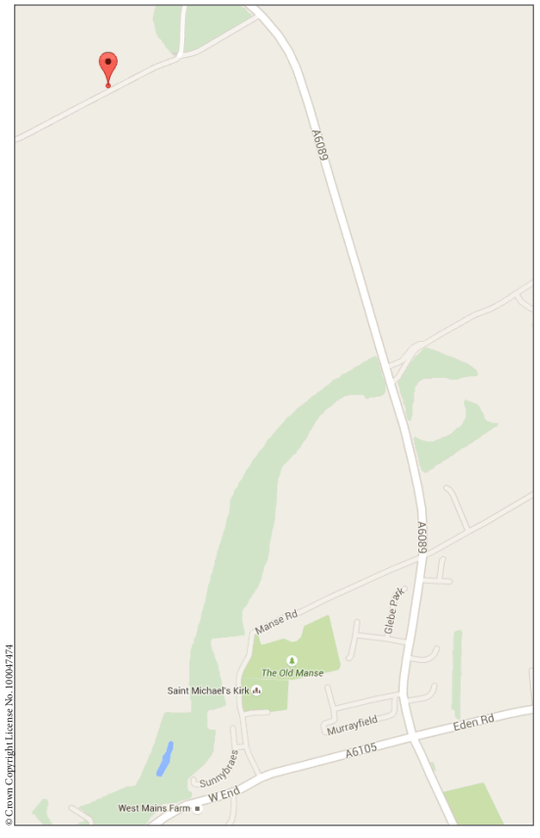






Bedrooms & Bathroom





Approximate Dimensions
(Taken from the widest point)

Lounge	6.72m (22'1") x 4.57m (15')
Kitchen	4.42m (14'6") x 2.66m (8'9")
Bedroom 1	3.47m (11'5") x 3.03m (9'11")
Bedroom 2/Study	3.07m (10'1") x 2.52m (8'3")
Bedroom 4	4.43m (14'6") x 3.74m (12'3")
Bedroom 3	4.43m (14'6") x 3.70m (12'2")
Bathroom	2.67m (8'9") x 2.23m (7'4")

Gross internal floor area (m²) - 136

Extras
(Included in the sale)

Floor coverings, light fittings, blinds integrated kitchen appliances.









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Part Exchange

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Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers.

Disclaimer - These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed. Buyers must satisfy themselves for the accuracy and authenticity of the schedule and should always visit the property to satisfy themselves of the property's suitability. The dimensions provided may include, or exclude recesses, intrusions and fitted furniture. Any measurements provided are for guide purposes only.



Text and description
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Surveyor



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Photographer



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