



COWRIG FARMHOUSE

GREENLAW, DUNS, SCOTTISH BORDERS, TD10 6UN



RETTIE



A handsome and rarely available 6-bedroom former farmhouse, renovated to a superior standard occupying an idyllic position in the Berwickshire Countryside and standing in about 1.7 acres of gardens and grounds.

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Distances

Greenlaw 4 miles, Coldstream 8 miles, Kelso 7.5 miles, Melrose 19 miles, Berwick Upon Tweed 20 miles, Edinburgh 42 miles (All distances are approximate)

Accommodation

Ground Floor: Reception Hall, Drawing Room, Kitchen/Diner, Snug, WC, Formal Dining Room, Utility Room, Cloakroom/WC, Principal Bedroom Suite with Ensuite and 2 Dressing Rooms, Gym/Sunroom and Indoor Swimming Pool/Spa Suite.

First Floor: Three-bedroom suites, Two Double Bedrooms and Family Bathroom.

Second Floor: Large Attic with potential to develop into further living accommodation.

Outbuildings: Triple Garage with Games room above, Indoor log store/storage, BBQ Hut, Greenhouse, 2 Garden Sheds.

Established South Facing gardens with well-manicured lawns, Decked Seating area, Patio BBQ area, Feature Fishpond, Wildlife Pond, Vegetable and fruit garden, chicken coop, Large Outdoor Wood Store, Private Courtyard and Expansive Driveway Parking Area.

About 1.7 acres in all.







Situation

Cowrig Farmhouse is approached via a tarmacked driveway, set in a rural position within the Berwickshire countryside with incredible views to the south over the Cheviot Hills. Cowrig is positioned around 4 miles south of Greenlaw and about 7 miles north of the well-regarded Borders town of Kelso. The farmhouse is surrounded by idyllic rural countryside with the nearest neighbour being a distance away.

Nearby Greenlaw offers a range of basic amenities and services such as a well-

stocked local shop, an excellent butcher, and a lively public house. The historic market town of Kelso lies 7 miles due South-West of Cowrig Farmhouse. Kelso houses a number of the major supermarket chains, has some excellent local shopping, several public houses and restaurants and a number of historical attractions such as Kelso Abbey and Floors Castle. Kelso also offers the world-famous Kelso Races Course and leisure facilities which include a swimming pool, fitness centre, a very well attended Curling Club and 2 fantastic golf courses, the championship course at the Roxburghe Schloss Hotel and Kelso Golf Club.





The picturesque town of Coldstream is also close by. Coldstream is full of Scottish charm and is home to the Coldstream Guards, one of the oldest regiments in the British Army. Coldstream offers a number of local attractions such as Hirsell Estate with its newly opened farm shop and café, the Coldstream Museum and the well regarded Hirsell Golf Club.

The countryside surrounding Cowrig Farmhouse offers an excellent choice of attractions such as historic houses and a particularly beautiful coastline around the nearby towns of Berwick Upon Tweed, St Abbs and Coldingham. The Northumberland National Park (Britain's biggest National Park) and the Cheviot Hills are only a 25-minute drive and the historic towns of Melrose and Jedburgh are also accessible.

Cowrig Farmhouse is situated in a peaceful part of the Scottish Borders but offers excellent links to Edinburgh, Newcastle and even London. The A697 provides easy commutable access to Scotland's capital. Berwick - a 20 mile drive away offers a mainline train station with a regular service up and down the country, with London being only a 3 ½ hour journey away.



General Description

Cowrig Farmhouse is a stunning family home with a spacious and flexible layout, with outstanding views over the Cheviot Hills from all south facing windows to the front of the house and the garden. The property is formed of two wings, one being the former main house which is believed to date back to around 1830 and the other a more recent addition in around 1990 which seamlessly links the former Farmhouse to the barn conversion to create an integral home.

The house offers the opportunity to have up to 6 double bedrooms (with potential to develop the attic to add another) and the multiple reception rooms also allow a varied and flexible ground floor layout. Cowrig is well suited to those working from home or who may require multigenerational living.

The north entrance with a small vestibule welcomes you to the property and opens into the bright reception hall that forms a central space on the ground floor and enjoys both a south and north aspect - homing a Droof woodburning stove this is the perfect place to enjoy a drink or a blether. From the hall, the Kitchen/diner presents a wonderful south-facing recreational space in the heart of the home - with large central island fitted with double Belfast sink, integrated dishwasher and storage cupboards, the island has been positioned to make the most of the picture window with bench which offers a far-reaching uninterrupted view over the garden.





The kitchen has ample storage within bespoke painted fitted wooden units with an electric fired AGA, two integrated fridge freezers and a microwave. A snug with feature fireplace and dual aspect windows provides a casual alternative to the formal drawing room for the after-dinner relaxing. A WC can be found further along the reception hallway as well as a separate dining room offering a bright flexible space that would suit a variety of uses and benefits from triple aspect windows allowing a selection of beautiful antique dining furniture. To the left of the reception hallway glass panelled double doors open into the formal dual height drawing room, with beautiful limestone open fireplace, feature piano, gallery arched windows encasing the garden and countryside view and patio double doors this is the perfect place

to relax on a winter evening by the fire or to host during the summer months opening up onto the patio area. There is a useful utility room with plumbing for a washer and dryer, 2 large cupboards for household storage and a beautiful stable door allowing access to the outdoor washing line, a wonderful spot to enjoy the field views whilst attending to the laundry. Completing Cowrig's ground floor accommodation is the outstanding Principal Bedroom Suite, made up of a generous king-sized bedroom with double doors opening onto a separate grassed area, a large luxurious bathroom with a bath and power shower cubicle, hand basin and a WC, and his and hers dressing rooms with a range of fitted wardrobes. One of the dressing rooms has a door leading into gym and barn conversion swimming pool.





The first-floor features 3 bedrooms, one ensuite and a family bathroom, all of which have been refurbished and modernised to a high standard to provide highly comfortable accommodation for family and friends. There are an additional 2 ensuite bedrooms to the first floor.

The second floor features an expansive attic space with brilliantly light double velux windows, currently undeveloped it holds the potential to create a further bedroom suite or additional reception accommodation - all reliant on relevant planning permission being granted.







Cowrig is presented in immaculate order with any further improvements being a matter of personal taste rather than necessity. The accommodation is completed by the linking barn conversions, which primarily comprises an indoor log store, triple garage with workshop, large games room with kitchenette, wine coolers and a separate WC, and the outstanding leisure area/sun room with a 10/4.5 meter swimming pool suite featuring a Jacuzzi, Sauna, changing room, WC, Shower, surround sound and mood light - a truly unique feature to this wonderful family home.

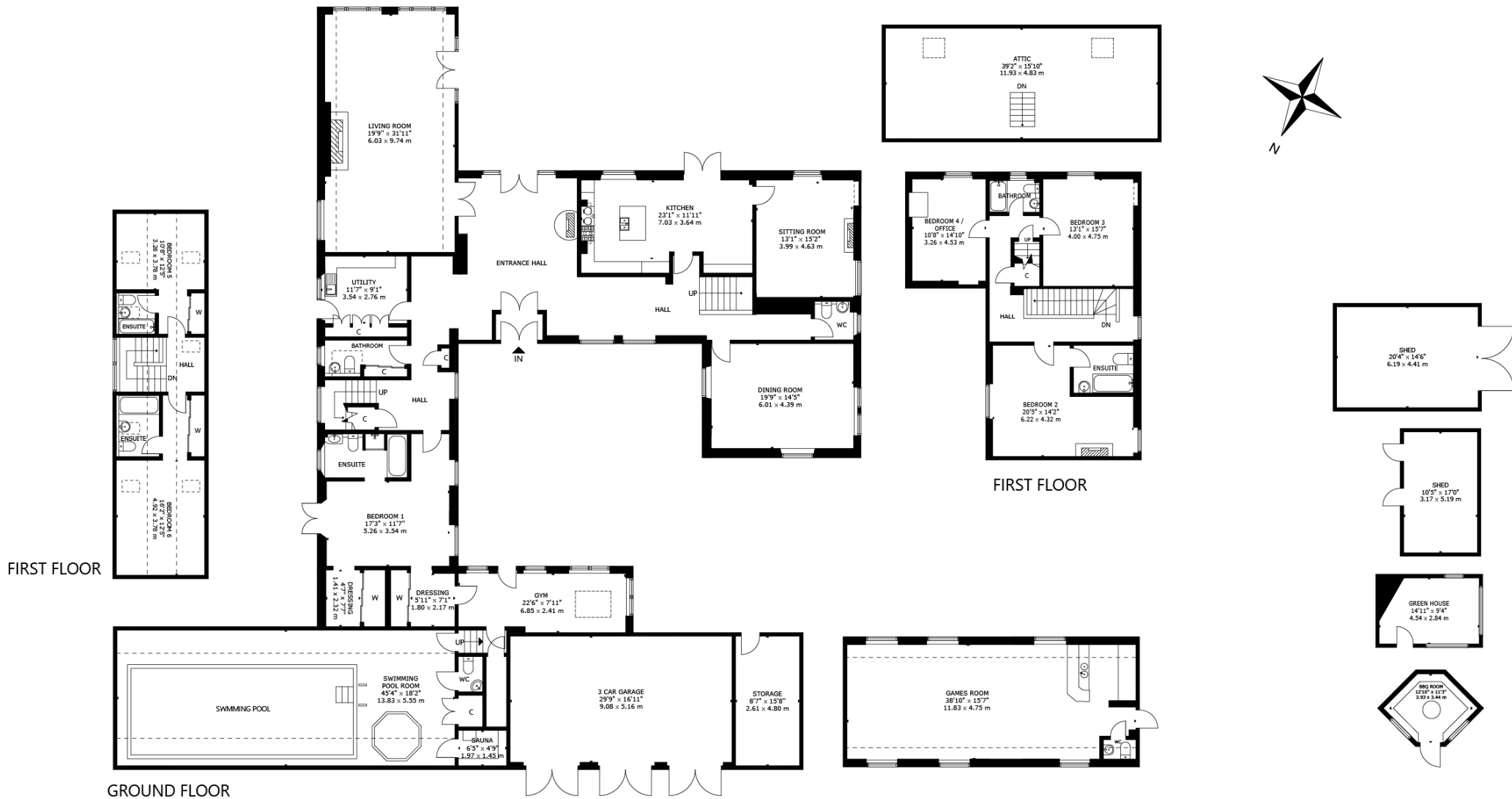
The grounds at Cowrig Farmhouse extend to just under 1.7 acres. The house faces south over a generous lawn with mature trees and a wildlife pond with steel structure timber bridge this adds interest to the lower garden and a rewilding section surround. A paved patio and decked seating area adjoin to create an excellent outdoor hosting/party spot to the front of the drawing room allowing a flow of indoor and out, with a feature fishpond and wooden pergola.





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 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

APPROXIMATE GROSS INTERNAL AREA 6,456 SQ FT / 600 SQ M

3 CAR GARAGE 676 SQ FT / 63 SQ M | SHED 471 SQ FT / 44 SQ M

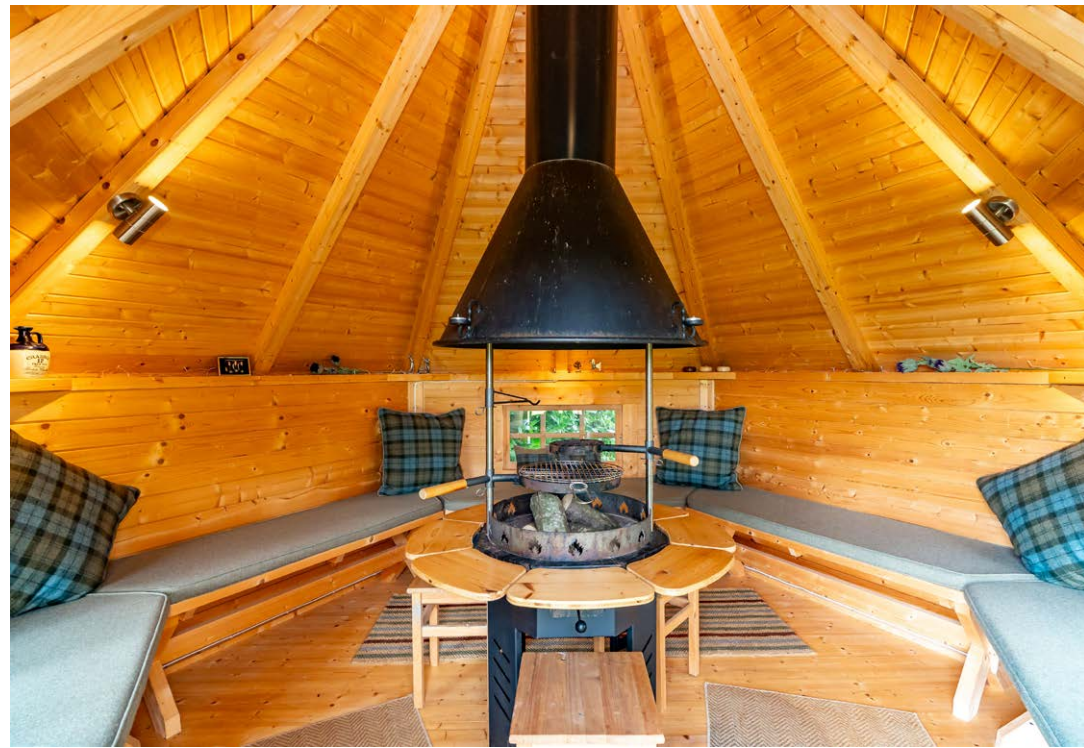
ATTIC 620 SQ FT / 58 SQ M | GREEN HOUSE 139 SQ FT / 13 SQ M | BBQ ROOM 61 SQ FT / 6 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.

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The Scottish influenced BBQ hut is a unique selling point to this garden with central woodburning bbq and bench seating around the hexagonal shape you can enjoy a bbq experience within a sheltered cabin.

The gardens at Cowrig are further complemented by a shelved serviced greenhouse, vegetable and fruit garden, chicken coop, large log store and garden waste area, spacious garden shed with the benefit of established footpaths radiating through the gardens. A spacious gravel driveway provides ample parking and turning space for multiple vehicles. A sheltered courtyard to the centre of the U-shaped farmhouse provides a further area to park or utilise as a shaded seating area.

GENERAL REMARKS AND INFORMATION

Selling Agents
Rettie Borders
1 Abbey Street,
Melrose,
TD6 9PX
Tel: 01896824070

Viewing
Viewing is strictly by appointment with the selling agents Rettie & Co, 1 Abbey Street, Melrose, TD6 9PX; Tel: 01896 824 070

Satellite Navigation
For the benefit of those with satellite navigation the property's postcode is TD10 6UN

What3words
///keen.extension.decreased
(Please download the application 'what3words for the exact location).

Fixtures and Fittings
The following should be noted:
1. Fitted carpets are included in the sale;
2. Most curtains and blinds are included in the sale;

- Some of the furnishings will be available by separate negotiation.
- The electric Aga, Two integrated fridge freezers, Dishwasher and the microwave will be included in the sale.

Entry & Possession
Entry and vacant possession will be by mutual agreement and arrangement.

Services
Mains electricity, water.
Drainage to a septic tank.
Oil fired central heating.
Underfloor heating in the gym.
Intruder alarm.

Local Authority
Scottish Borders Council, Council Headquarters, Newtown, St Boswells, Melrose, TD6 0SA; Tel: 0300 100 0220; Email: customeradvice@scotborders.gov.uk.

Council Tax
Band G

Home Report
A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available for parties genuinely interested in this property. Please contact us, either by telephone or via the website entry for this property, to request a copy. No charge is made for electronic copies; a paper copy can also be made available from our offices or by post, at a charge of £20 to cover reproduction and administrative costs.

Offers
Offers should be submitted in Scottish Legal Form to the selling agents Rettie & Co, 1 Abbey Street, Melrose, TD6 9PX; Tel: 01896 824 070

Servitude Rights, Burdens & Wayleaves
The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes whether contained in the title deeds or informally constituted and whether or not referred to above.





Particulars and Plans

These particulars and plan are believed to be correct, but they are in no way guaranteed. Any error, omission or misstatement shall not annul the sale or entitle any party to compensation nor in any circumstances give grounds for action at law.

Websites and Social Media

This property and other properties offered by Rettie & Co can be viewed on our website at www.rettie.co.uk as well as our affiliated websites at www.rightmove.co.uk, www.onthemarket.com, www.zoopla.co.uk and www.thelondonoffice.co.uk.

In addition, our social media platforms are [facebook.com - RettieBorders](https://www.facebook.com/RettieBorders); [twitter.com - RettieandCo](https://twitter.com/RettieandCo); Instagram; [Rettieborders](https://www.linkedin.com/company/rettieandco) and LinkedIn.

Misrepresentations

1. The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor Rettie & Co, the selling agent, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent.
2. The Purchaser(s) shall be deemed to acknowledge that he has not entered into contact in reliance on the said statements, that he has satisfied himself as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property.
3. Any error, omission or misstatement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.

Important Notice

Rettie & Co, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either in writing or by word of mouth. Any information given is entirely without responsibility on the part of the agents or the sellers. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and it should not be assumed that the property remains as photographed. Any error, omission or misstatement shall not annul the sale, or entitle any party to compensation or recourse to action at law. It should not be assumed that the property has all necessary planning, building regulation or other consents, including for its current use. Rettie & Co. have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise and ought to seek their own professional advice.
3. All descriptions or references to condition are given in good faith only. Whilst every endeavour is made to ensure accuracy, please check with us on any points of especial importance to you, especially if intending to travel some distance. No responsibility can be accepted for expenses incurred in inspecting properties which have been sold or withdrawn.



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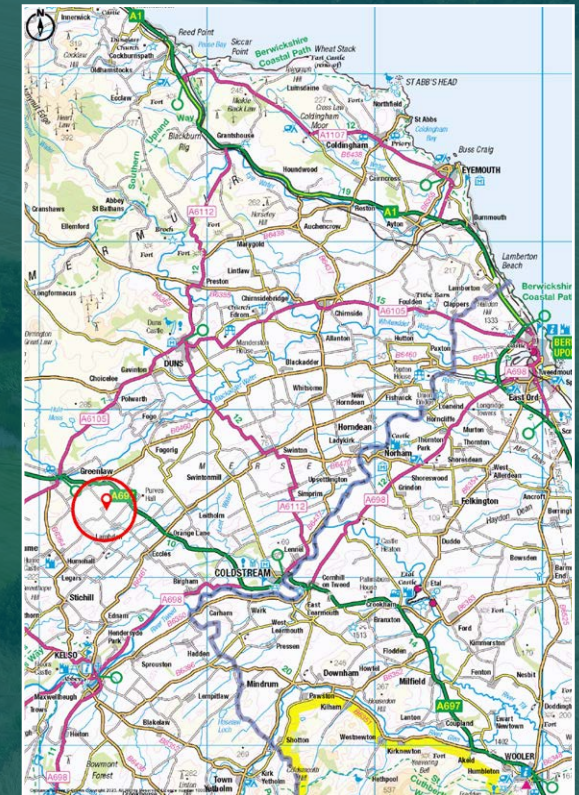


RETTIE

Rettie Borders LLP

1 Abbey Street, Melrose, TD6 9PX

www.rettie.co.uk



Proof and Source of Funds/Anti Money Laundering

Under the HMRC Anti Money Laundering legislation all offers to purchase a property on a cash basis or subject to mortgage require evidence of source of funds. This may include evidence of bank statements/funding source, mortgage or confirmation from a solicitor the purchaser has the funds to conclude the transaction.

All individuals involved in the transaction are required to produce proof of identity and proof of address. This is acceptable either as original or certified documents.