

Elankara

MAIN STREET | SWINTON | DUNS | SCOTTISH BORDERS



FINEST
PROPERTIES



A magnificent Grade C Listed church conversion in a quaint village

Berwick 12.5 miles | Bamburgh 28.0 miles | Edinburgh City Centre 47.6 miles
Edinburgh Airport 54.9 miles | Newcastle International Airport 73.1 miles
Newcastle City Centre 73.7 miles





Accommodation in Brief

Ground Floor

Entrance Vestibule | Drawing Room | Dining Kitchen | Utility Room
Craft Room | Snug | Bedroom | Shower Room

First Floor

Mezzanine | Bedroom with Dressing Room & En-suite Bathroom
Bedroom with En-suite Shower Room

Second Floor

Principal Bedroom Suite with Bathroom

Externally

Gardens | Driveway Parking







The Property

Elankara offers a truly unique opportunity to complete the renovation of a beautiful Grade C Listed church into a stunning modern home. The project is well on the way to completion, providing interested parties with the chance to put a personal stamp on the finished property. The impressive original structure and features of the church have been sympathetically and thoughtfully retained, with striking contemporary interior design offering modern day living. The spaces are light and airy with soaring arches and ceilings and the magnificent original windows fill the property with light whilst framing wonderful views over Scottish Borders countryside. The working clock on the church tower is a lovely feature.

The high quality of the work and the outstanding specification is apparent throughout, carried out with full planning permission (Scottish Borders Council planning ref. 17/01033/FUL). The welcoming vestibule leads onwards to the remarkable drawing room which use the full height of the building to create an enormous open living area. The beamed and vaulted ceiling stretches above with expansive elegant windows all around including the magnificent south window. To one end is the open plan kitchen and dining room which sits beneath the mezzanine. The kitchen is fitted with tasteful contemporary units, central island and a range of integrated appliances. There is ample space for a dining table and chairs. The kitchen is further served by a generous utility room. Also on the ground floor is a craft room which could be configured for a number of uses along with a cosy and inviting snug. There is a ground floor bedroom served by a shower room with a double length rainfall shower and superb tiling.



The key feature of the first floor is the mezzanine that looks down to the drawing room and rests beneath the south window, offering the perfect spot to relax or entertain. There are two bedrooms on this floor, both with en-suite facilities and one with a dressing room. The principal bedroom suite is located on the second floor at the north end of the building where the design perfectly incorporates the beautiful rose window to capture panoramic views across open countryside. The suite has space for a private sitting room or dressing room along with a well-appointed en-suite bathroom.





Externally

Elankara sits in gardens that wrap around the church on all sides. The gardens are mainly laid to lawn with paved areas surrounding the building offering space for outdoor tables and chairs. The boundaries are marked with mature trees and hedging, with open views rolling away to the north. At the rear of the property there is driveway parking available.



Local Information

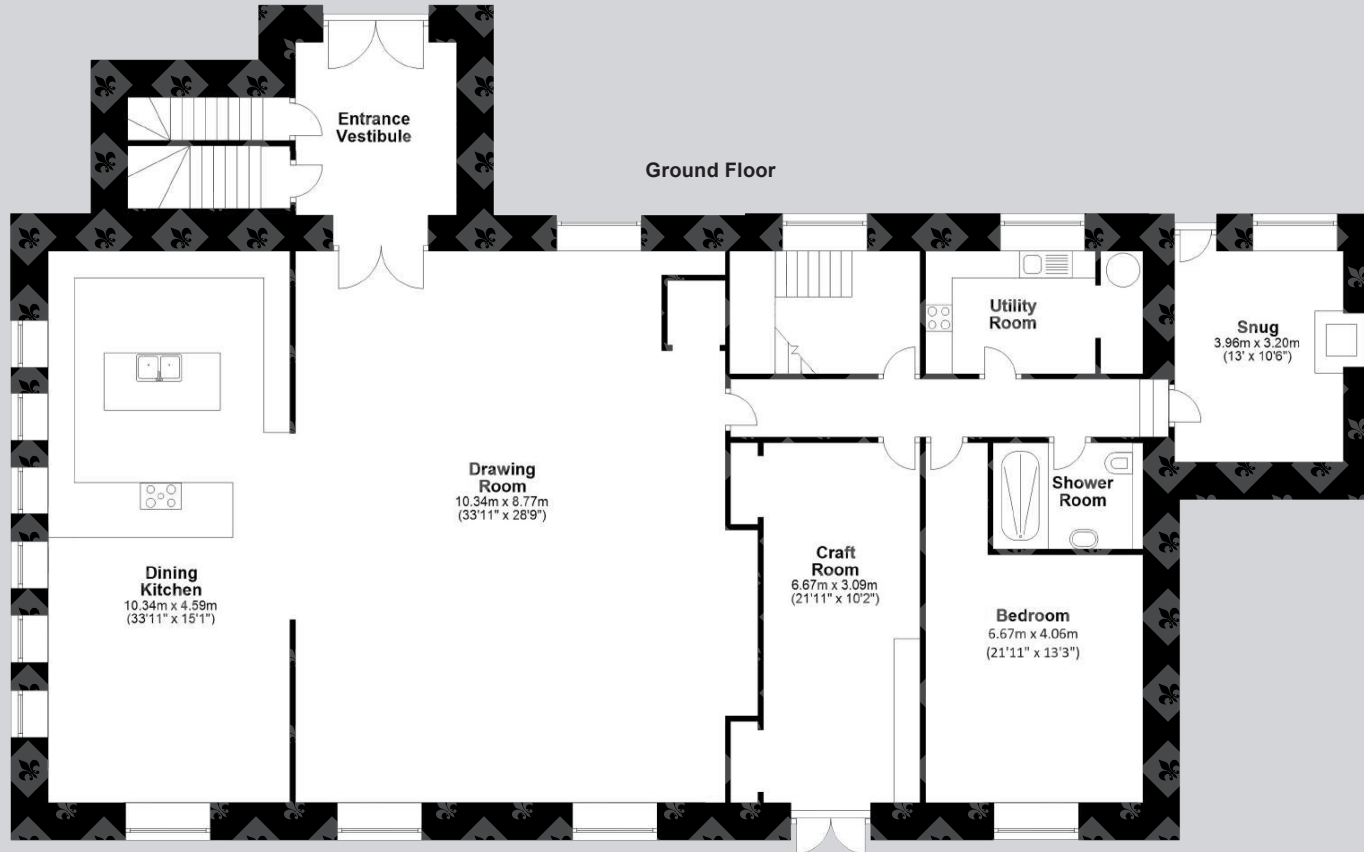
Elankara is located in the picturesque village of Swinton, lying between Duns and Coldstream and surrounded by glorious Scottish Borders countryside. Swinton has a range of day to day amenities including a popular public house and a primary school. Nearby Duns offers a wider range of amenities and further schooling.

A short drive away is magnificent coastline with an abundance of wildlife and several seabird reserves. The rural nature of the area offers a wide selection of activities for outdoor enthusiasts and is also close to the Coast and Castles tourism route in Northumberland with Bamburgh, Holy Island of Lindisfarne and Dunstanburgh close by. Berwick upon Tweed provides extensive amenities with supermarkets, a good range of shops along with primary and secondary schooling. Edinburgh and Newcastle are within easy reach and provide further comprehensive cultural, educational, recreational and shopping facilities.

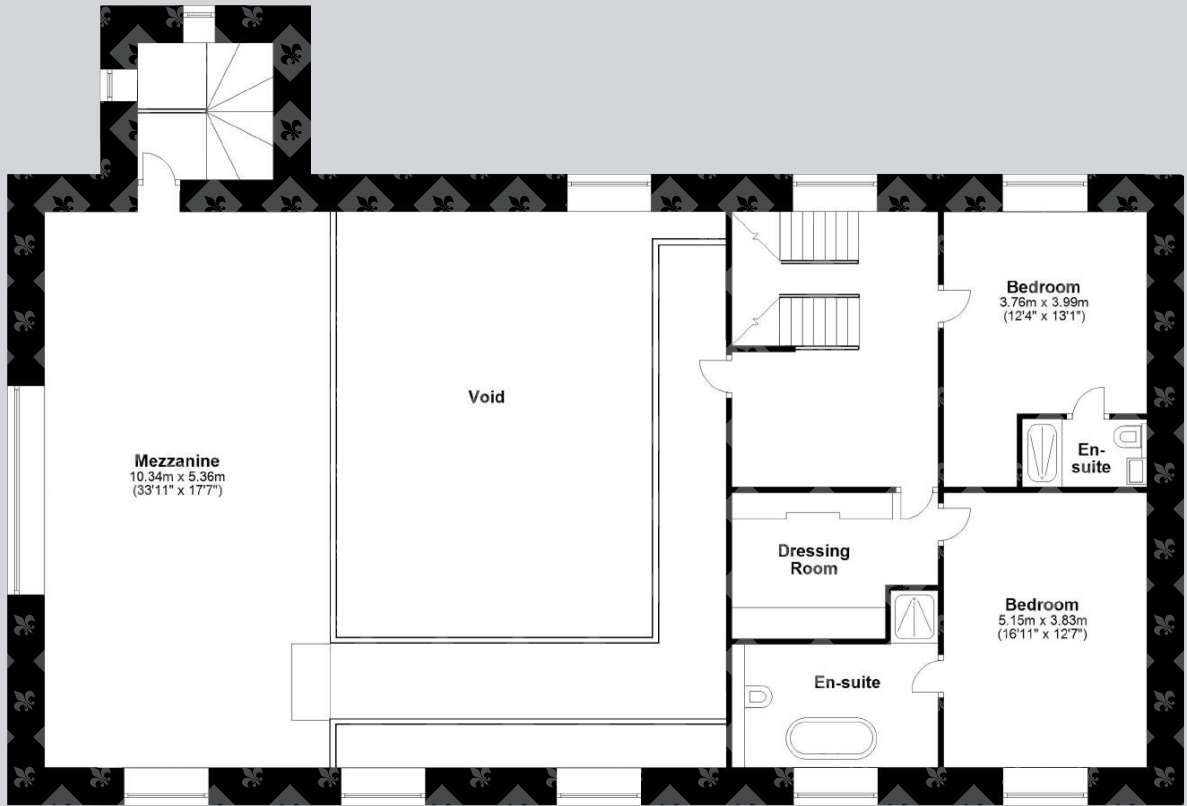
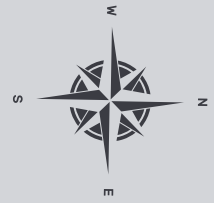
For the commuter, the A1 provides access north and south. Newcastle International Airport and Edinburgh Airport are easily accessible. The closest main line rail station is at Berwick upon Tweed which provides regular links to both Edinburgh and Newcastle, which in turn link to other main line services to major UK cities north and south.



Floor Plans

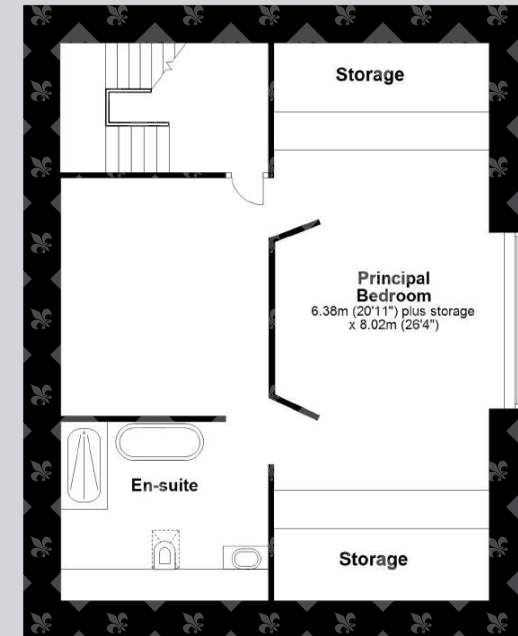


Total area: approx. 507.0 sq. metres (5457.1 sq. feet)



First Floor

Second Floor



Total area: approx. 507.0 sq. metres (5457.1 sq. feet)



Directions

From the A1 at Berwick upon Tweed at the East Ord roundabout head west signposted Cornhill and Coldstream (A698). After 2.6 miles turn right signposted Norham Castle and Horncliffe. Stay on this road passing through Norham and following the B6470 over the River Tweed. Continue for another 2.8 miles into Swinton. The road bears left onto Main Street and Elankara is a short distance ahead on the right-hand side.

Wayleaves, Easements & Rights of Way

The property is being sold subject to all existing wayleaves, easements and rights of way, whether or not specified within the sales particulars.

Services

Mains electricity, water and drainage. Oil-fired central heating with individual room thermostats.

Postcode

TD11 3JJ

Council Tax

Band TBC

EPC

Rating N/A

Tenure

Freehold

Viewings Strictly by Appointment

T: 01434 622234

E: corbridge@finestgroup.co.uk





Finest Properties

15 Market Place | Corbridge | Northumberland | NE45 5AW

01434 622234

corbridge@finestgroup.co.uk

finestproperties.co.uk

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