



The Arches, Burnbank, Foulden, TD15 1UH



Offers Over £275,000

- Stone-Built Steading Conversion
- Kitchen / Dining / Living Room
- 2 Bedrooms with En-suites
- Wood-burner & Electric Heating
- Parking & Detached Garage

- Upside-Down Layout
- Porch / Boot Room & Guest WC
- Utility Cupboard with Plumbing
- Quality Finishes Throughout
- Surrounding Garden Ground

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Interested In
viewing this property?

Viewing by appointment only with Melrose & Porteous

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LOCATION:

The property is set just west of the picturesque village of Foulden in the Scottish Borders, known for its tranquil rural setting and charming period properties. Surrounded by rolling countryside, it offers a peaceful lifestyle while being within easy reach of nearby amenities. The village is approximately 6 miles from Berwick-upon-Tweed, where you'll find a range of shops, supermarkets, schools, healthcare facilities, and transport links, including a mainline East Coast railway station with connections to Edinburgh and Newcastle.

DESCRIPTION:

This stunning steading conversion which has been further enhanced by its current owner to create a comfortable home. The conversion has been cleverly designed with the living accommodation situated on the first floor. The result is a bright, airy, open-plan kitchen, dining, and living space, featuring a free-standing wood burner and engineered oak flooring throughout. The first floor also includes a spacious entrance porch/boot room and a guest WC. The ground floor boasts two generously sized bedrooms, both with en-suite bathrooms, as well as a large utility cupboard with plumbing for a washing machine. The design has been thoughtfully executed to preserve many original exterior features, including the incorporation of the fantastic arched car-shed openings, which have been repurposed as doors/windows in the bedroom. Viewing is highly recommended.

EXTERNALLY:

The property is accessed via a shared driveway leading up to private parking for several cars and a detached garage. The main entrance features a unique bridge-style porch, providing access to the first-floor living space. This elevated porch creates a pend below, complete with timber doors, offering ideal storage for garden tools. The lower level includes a patio area with direct access to both bedrooms, as well as steps and a grass banking leading down to this level. The rear garden area is also laid to grass with views over adjoining countryside. The garden offers ample potential for landscaping and custom design to suit your needs.

SERVICES:

Mains Electricity & Water. Shared Septic Tank with the neighbouring property.

IMPORTANT INFORMATION:

By mutual arrangement. Home report available. 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



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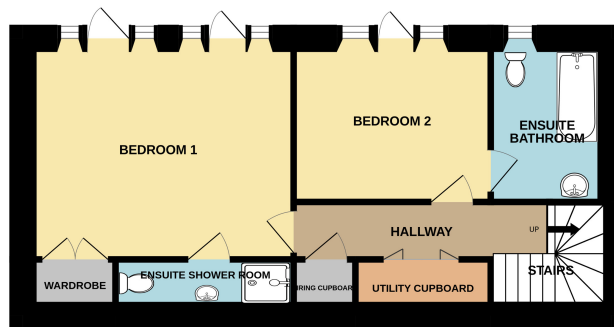
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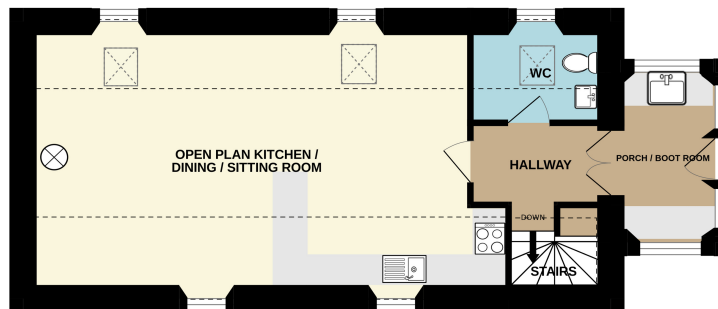
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FLOOR PLAN:

GROUND FLOOR



FIRST 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 misstatement. 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:

- FIRST FLOOR ENTRANCE PORCH (3.12M X 1.90M)
- GUEST WC (2.57M X 1.86M)
- KITCHEN/DINING/LIVING ROOM (8.20M X 5.08M) at widest
- HALLWAY (5.09M X 2.09M) at widest
- BEDROOM 1 (4.94M X 4.23M)
- DOUBLE WARDROBE (1.66M X 0.89M)
- EN-SUITE BATHROOM (3.15M X 1.89M) at widest
- HALLWAY / LANDING (T-SHAPED)
- OPEN-PLAN LIVING AREA
- LOWER FLOOR:-
- UTILITY CUPBOARD (2.08M X 0.89M)
- EN-SUITE SHOWER ROOM (3.27M X 0.89M)
- BEDROOM 2 (3.09M X 3.08M)

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