



24 Main Street, Swinton

Offers Over £165,000

PATON & CO  
ESTATE AGENTS





## 24 Main Street

Swinton, Duns

24 Main Street is a generous 2-bedroom cottage in the popular Borders village of Swinton offering a large garden and approved planning to reconfigure and convert the attic.

- Large Private Garden
- Planning Permission Granted for Loft Conversion and Reconfiguration
- Popular Village Location
- Garage & Large Driveway
- Within a Short Walk of the well Regarded Primary School

### ACCOMMODATION COMPRISES

Internal – Entrance Hall, Sitting Room, Kitchen, Family Bathroom, Two Large Double Bedrooms, Attached Garage Currently Used as a Gym

External – Large Garden, Outhouse, Mature Trees, Large Lawn, Patio, On-Street Parking

## Property Description

24 Main Street is a well-proportioned two-bedroom home offers comfortable living in a convenient and family-friendly location, close to local amenities, transport links and well-regarded schools. Set within a quiet residential setting, the property benefits from a practical layout, bright living spaces and a notably large rear garden, making it an excellent opportunity for first-time buyers, downsizers or those seeking a home with future potential. The property also offers significant scope for further development, with planning permission already granted to convert the loft and reconfigure the ground floor, allowing the creation of a generous and modern family home if desired.

Internally, the accommodation is thoughtfully arranged and extends to approximately 97 sq m. The property opens into a welcoming entrance hall leading through to a spacious sitting room positioned at the front of the house. To the rear, the kitchen overlooks the garden and connects conveniently to the hallway and family bathroom. The home also features two well-proportioned double bedrooms, including a generous principal bedroom with built-in storage. A family bathroom, internal hallway and additional storage areas complete the accommodation, along with the added benefit of an attached garage and a separate outhouse to the rear.

A standout feature of this property is the exceptionally large and private rear garden. The outdoor space is bordered by mature trees and established shrubs, creating a peaceful and secluded setting ideal for relaxing or entertaining. An outhouse provides additional storage or potential for a variety of uses, while a rear gate offers direct access to a footpath leading conveniently to the nearby primary school.





## Area Insights

Bank House, 24 Main Street is situated in the popular conservation village of Swinton, with its award-winning The Wheatsheaf Hotel, which is only a 5 minute walk from the property. The village further benefits from great walks nearby, a primary school in the village, and a highly regarded fish & chip van that visits the village every Thursday evening. Not only does 24 Main Street offer a large, beautiful South facing garden, but miles of uninterrupted walks around the surrounding countryside. The nearby village of Norham, which lies on the northern edge of Northumberland is close by and offers a fantastic local shop, regionally renowned butcher, baker, public house and even a gun shop.

11 miles east of Swinton is the nearby market town of Berwick upon Tweed which has further amenities and services including a wealth of cafes and restaurants, the Maltings Theatre and Cinema, a good choice of doctors and dental surgeries as well as a local hospital. Berwick also has an east coast main line railway station with regular trains to Edinburgh and London and schooling for all ages.

The region offers a range of popular attractions, including historical castles and villages to explore and a particularly stunning coastline to enjoy. For those who enjoy slightly more challenging walking opportunities, the Northumberland National Park and Cheviot Hills are within a short drive. Permits for fly and bait fishing for trout and coarse fish are available on approximately 2 miles of both banks at Ladykirk and Norham.

The A1 trunk road which is nearby provides easy, commutable access to both Newcastle and Edinburgh. Both cities also offer international airports.

## General Remarks

### Distances

Norham 4 miles, Duns 6 miles, Coldstream 6 miles, Kelso 11 miles, Berwick-upon-Tweed Railway Station 11 miles, Edinburgh 48 miles (all distances are approximate).

### Services

Mains electricity, water, drainage, electric central heating.

### Fixtures and Fittings

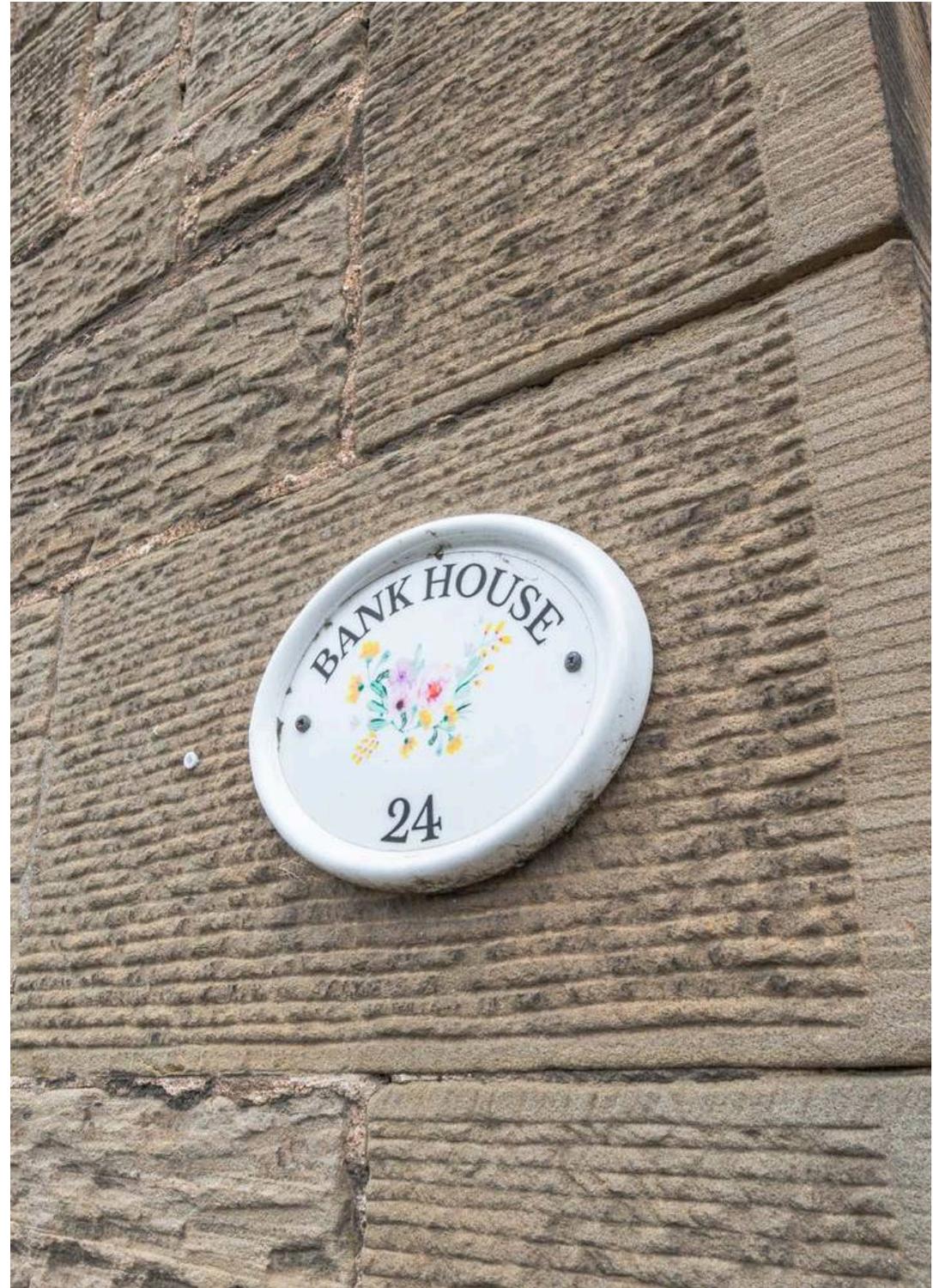
All fitted carpets, curtain poles, blinds, light fittings and integrated appliances form part of the sale.

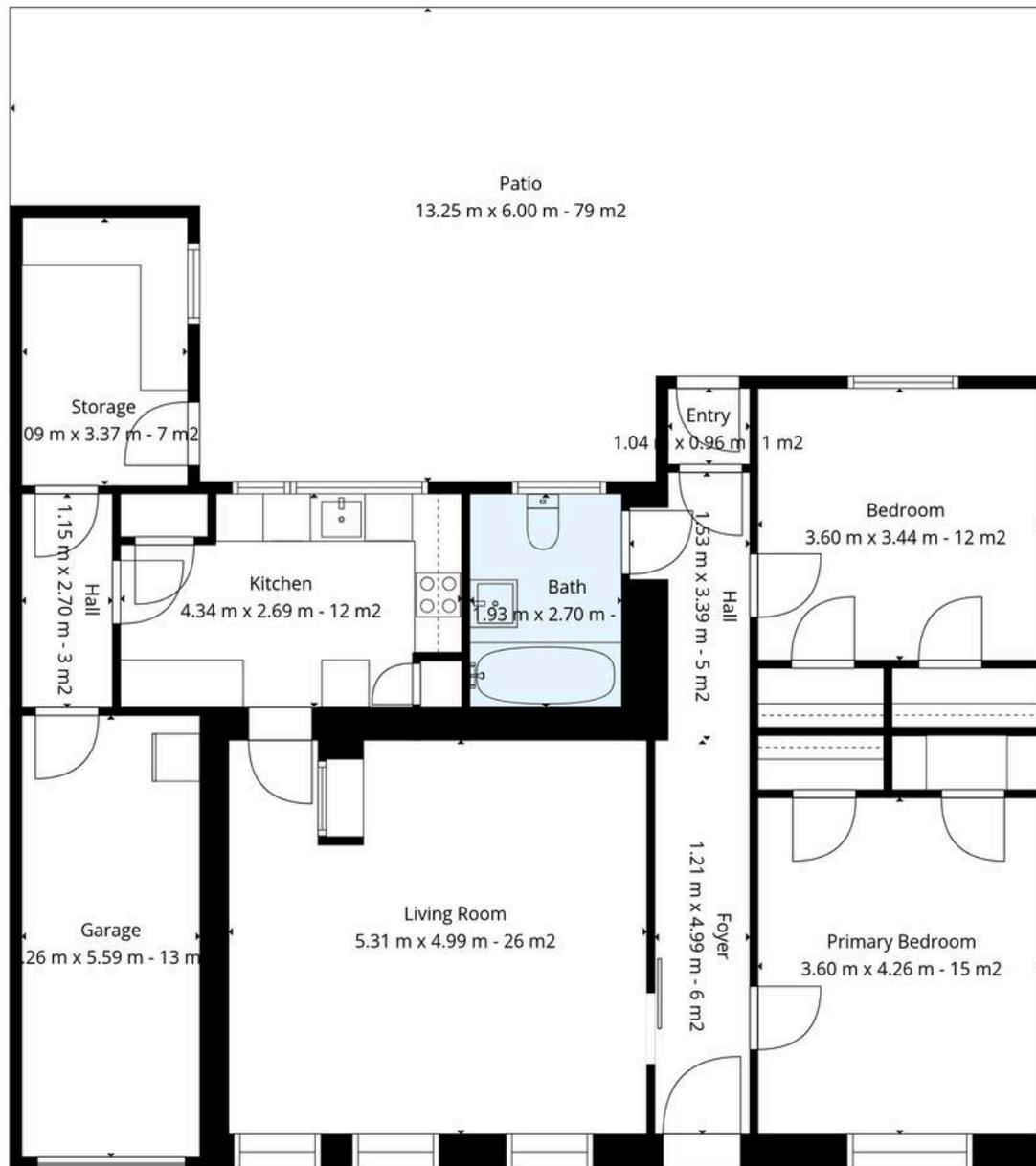
### Listing and Conservation

Bank House, 24 Main Street is not listed but does lie within the conservation area of Swinton.

### Planning

Planning approved for alterations and extension to dwellinghouse. Valid until January 2027. 23/01518/FUL





**Total: 97 m<sup>2</sup>**  
 1st Floor: 97 m<sup>2</sup>  
 Excluded Areas: Garage: 13 M<sup>2</sup>, Storage: 7 M<sup>2</sup>, Patio: 64 M<sup>2</sup>,  
 Walls: 14 m<sup>2</sup>



23/01518/FUL  
24.01.2024

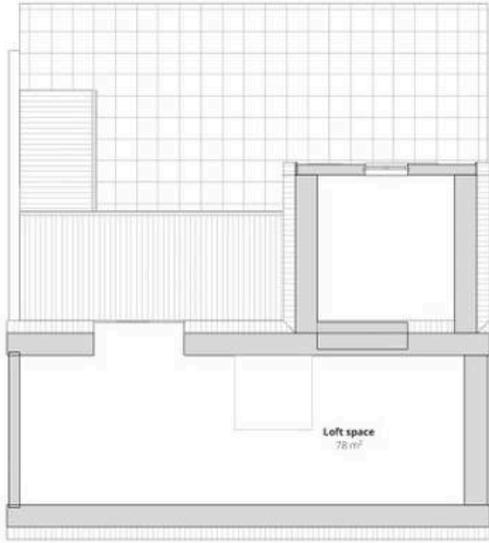
Scottish Borders Council  
Town And Country  
Planning (Scotland) Act  
1997

**APPROVED**

subject to the  
requirements of the  
associated Decision  
Notice

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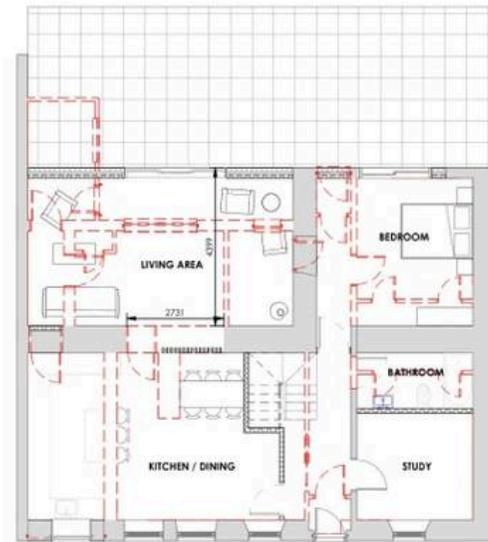
00 - Existing First Floor Plan  
1 : 100



Proposed First Floor Plan with dntakings  
1 : 100



00 - Existing Ground Floor  
1 : 100



Proposed Ground Floor Plan with dntakings  
1 : 100

**CSY**  
ARCHITECTS

CLIENT: Cameron  
Swan

PROJECT: 24 Main Street, Swinton

TITLE: Floor plans - existing and proposed

CSY JOB: 10386

SCALE: 1 : 100@A2

REV:

NUMBER: 10386-CSY-XX-XX-D-A-0003

CSYARCHITECTS.COM



### **Compliance**

All successful bidders will be subject to third party proof of funding and AML (Anti Money Laundering) checks. These checks will consist of proof of address, proof of ID and proof of how the purchase is being funded. Please note there will be a charge of £25 + VAT £30 total per individual. To find out how we process Personal Data, please refer to our privacy policy: <https://www.patonandco.com/privacy-policy/>

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## Paton & Co Estate Agents

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