



West Flemington Farm Cottage is a charming two bedroom detached beautifully presented farm cottage, and is ideally situated between Ayton and Burnmouth, nestled in the picturesque Berwickshire countryside.

West Flemington Farm Cottage,
West Flemington Farm, Scottish
Borders, TD14 5SQ

 2  2  2

 180 sqm

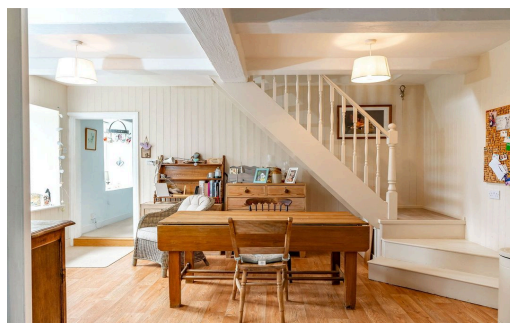
Offers Over £285,000

West Flemington Farm Cottage, West Flemington Farm,
Scottish Borders, TD14 5SQ

Offers Over £285,000

 2  2  2  180 sqm

PATON & CO
ESTATE AGENTS



West Flemington Farm Cottage, West Flemington Farm,
Scottish Borders, TD14 5SQ

Offers Over £285,000

 2  2  2  180 sqm

PATON & CO
ESTATE AGENTS

About this property

West Flemington Farm Cottage offers generous, well-presented, and versatile accommodation. Upon entering, a modest side hallway leads to the dining area and the attic room via stairs. Cream-colored timber wall cladding, painted beams, and wooden effect flooring create a warm, inviting atmosphere with natural light from a side window.

Adjacent to the dining area, the open plan dining kitchen features a well-proportioned layout ample storage, a ceramic sink, integrated slimline dishwasher, induction hob, and split-level oven. A window enhances the room's brightness. The lounge exudes comfort and brightness, anchored by a wood-burning stove in a simple fireplace.

The main bedroom suite, accessible through a small lobby with a garden door, offers a spacious, light-filled retreat with garden views and a luxurious en-suite shower room featuring a large glass shower, vanity sink, and WC. The second bedroom suite, at the opposite end of the cottage, rivals the main bedroom in size and includes an en-suite WC with plumbing ready for a bath or shower cubicle.

On the first floor, the attic room currently serves as valuable storage but could be converted into a home office or children's play area. Additionally, a partially floored attic space provides extra storage.

Nestled within the grounds of West Flemington Farm, this charming cottage is surrounded by mature gardens offering privacy and serenity. The secluded garden features a meticulously maintained lawn and raised flower beds. Convenient off-road parking is available alongside the cottage, ensuring both practicality and aesthetic appeal.



West Flemington Farm Cottage, West Flemington Farm,
Scottish Borders, TD14 5SQ

Offers Over £285,000

 2  2  2  180 sqm

PATON & CO
ESTATE AGENTS



West Flemington Farm Cottage, West Flemington Farm,
Scottish Borders, TD14 5SQ

Offers Over £285,000

 2  2  2  180 sqm

PATON & CO
ESTATE AGENTS

Plans

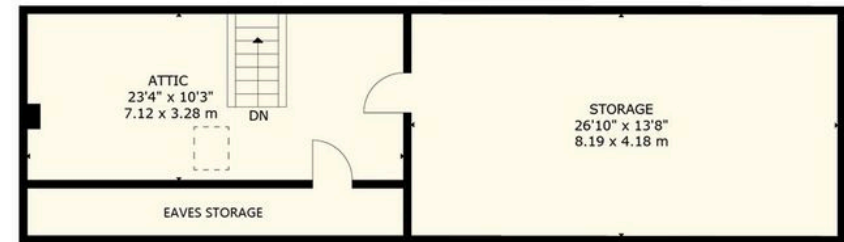
Approx. gross internal floor area
180 sqm

Accommodation Comprises

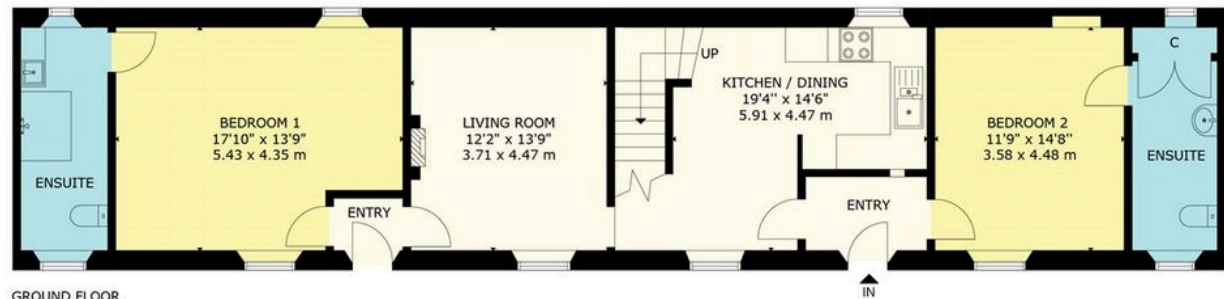
Ground Floor: - Reception Hallway, Dining Kitchen,
Sitting Room, Master Bedroom (En Suite Shower
Room), Bedroom 2 (En Suite WC).

First Floor: - Attic Room

Outside: - Off Street Parking, Garden Grounds.



FIRST FLOOR



GROUND FLOOR

WEST FLEMINGTON FARM COTTAGE, TD14 5SQ
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1,824 SQ FT / 180 SQ M
All measurements and fixtures including doors and windows are
approximate and should be independently verified.
Copyright © Nest Marketing
www.nest-marketing.co.uk

West Flemington Farm Cottage, West Flemington Farm,
Scottish Borders, TD14 5SQ

Offers Over £285,000

 2  2  2  180 sqm

PATON & CO
ESTATE AGENTS

Local Area

West Flemington Farm Cottage is tucked away about 1 mile from the attractive village of Ayton in the Scottish Borders. The village offers a primary school, village hall, play park, well-stocked local shop and post office, and Ayton Castle with its walks and attractions. Reston Train Station, 4.5 miles away, connects London to Aberdeen, making commuting to Newcastle or Edinburgh quick and easy. Ayton Primary School and the High School in Eyemouth have excellent reputations, with Belhaven Hill School in Dunbar and Longridge Towers School near Berwick also well-regarded.

The closest larger town is Eyemouth, approximately 2.5 miles northeast. Eyemouth is a fishing port with a picturesque harbour and sandy beach. It offers a Co-op supermarket, local shops including a butcher, bakery, and fishmonger, leisure facilities like a swimming pool and fitness centre, and marine activities such as diving. Berwick upon Tweed, 7 miles south of Ayton in Northumberland, houses major supermarkets, good local shopping, historical attractions, numerous restaurants, and the Maltings arts centre.

The surrounding countryside features attractions like Ayton Castle, the coastlines around St Abbs and Coldingham, North Northumberland, the Cheviot Hills, and Northumberland National Park. Sporting pursuits are widely available, and several golf courses are within a short drive, including those in Eyemouth, Dunbar, Goswick, and Magdalene Fields in Berwick.

Ayton is a quiet, attractive, and peaceful village with excellent links to Edinburgh, Newcastle, and even London. The A1 trunk road provides easy access to Edinburgh and Newcastle, while Berwick upon Tweed's mainline train station offers regular service up and down the country, with London just a 3½ hour journey away



West Flemington Farm Cottage, West Flemington Farm,
Scottish Borders, TD14 5SQ

Offers Over £285,000



2



2



2



180 sqm

PATON & CO
ESTATE AGENTS

West Flemington Farm Cottage, West Flemington Farm,
Scottish Borders, TD14 5SQ

Offers Over £285,000

 2  2  2  180 sqm

PATON & CO
ESTATE AGENTS

Key Information

Local Authority

Scottish Borders Council

Council Tax

Band = C

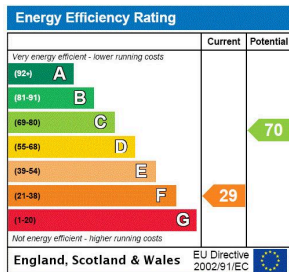
Tenure

Freehold

EPC

PROPERTY

EPC Rating = F



General Remarks

Services

- Oil Central Heating
- Mains Electricity and Water.
- Private Drainage- Septic Tank
- High speed fibre broadband services are available.

Fixtures and Fittings

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

Listing and Conservation

West Flemington Farm Cottage is not listed, nor within a conservation area.

Internet Web Site

This property and other properties offered by Paton & Co can be viewed on the following websites:

www.patonandco.com / www.rightmove.co.uk / www.zoopla.co.uk / www.onthemarket.com / www.primelocation.com

West Flemington Farm Cottage, West Flemington Farm,
Scottish Borders, TD14 5SQ

Offers Over £285,000

 2  2  2  180 sqm

PATON & CO
ESTATE AGENTS

Enquire



Chloe Riva
Paton & Co
01289542400
chloe@patonandco.com



View Digital Brochure



Property Search



Book a valuation

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 per individual.

Misrepresentations

1. The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor Paton & 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/she has not entered into contract in reliance on the said statements, that he/she 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

Paton & 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. Paton & 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.
4. 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.
5. 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.
6. Paton & Co UK Ltd does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let, or withdrawn.

Viewing strictly by appointment

Photos taken: June 2024

Published: July 2024

Property Ref: PAT230270

powered by

FluxPro