



Orchard House is a wonderful five bedroom country house situated in around 2.6 acres of stunning garden grounds. Orchard House also benefits from a 2 bedroom converted steading and a large Dutch barn.

Orchard House & The Steading,  
51 Foulden, Scottish Borders,  
TD15 1UF

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 7  5  5

 279 Sq m

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Offers Over £725,000

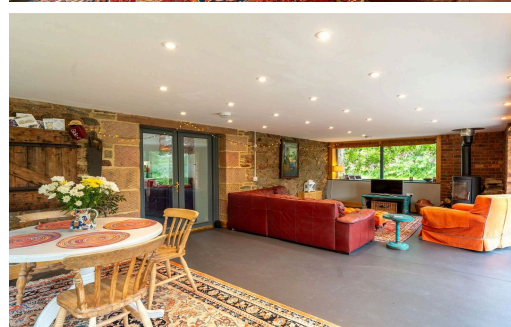
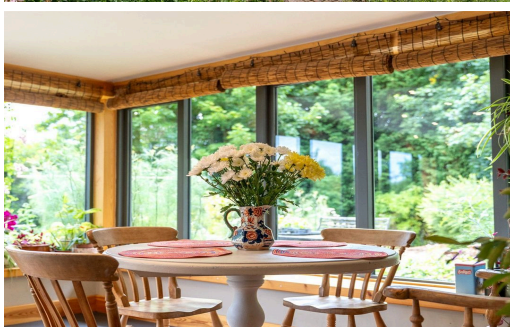
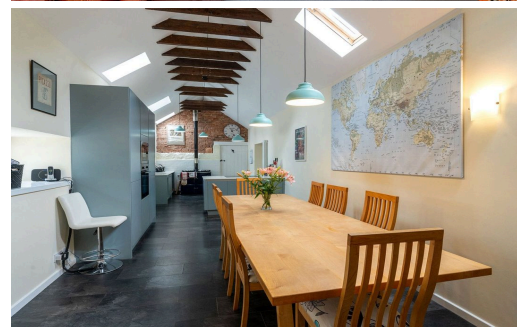


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## About this property

### Orchard House

Positioned on the periphery of the small village of Foulden, Orchard House affords a high degree of privacy and is only a ten - minute drive from Berwick-upon-Tweed.

It was built in 2006 by the current owners who converted the existing steadings to create a wonderful family home and a detached two bedroom cottage. Sitting in approx 2.6 acres, the property offers 16 solar panels (circa 61.87p per Kw hour) all positioned with a peaceful setting with a high degree of privacy.

Externally there is a courtyard, areas of formal lawn, woodland, an orchard, wildlife pond and a large Dutch barn. Within the grounds there is an area of land that would make an ideal building plot for a detached house, subject to planning permission and this could be developed or sold by a new owner.

The property is approached along a country lane from the village road with a few other neighbouring properties and is positioned at the end of the lane. The driveway offers ample parking and gate piers give access into a lovely sheltered courtyard, providing access to Orchard House and The Steading.

The front door of Orchard House opens into a large hall, with a staircase rising to the first floor. The hall gives access to two formal reception rooms, a spacious dining room and sitting room both with fireplaces, perfect for cosy winter evenings. Also off the hall is a guest double bedroom, serviced by a shower room/WC. An inner hall leads through into a fantastic kitchen-dining room, previously one of the former steadings. This wonderfully bright space has a vaulted ceiling with exposed timber beams and brickwork and is fitted with a contemporary kitchen. Off the kitchen is a utility/boot room giving access to the

drive and garden. French doors lead from the kitchen into a stunning garden room with bi-fold doors leading out onto a terrace.

The garden room is very versatile and has a wood-burning stove. On the first floor there is a landing giving access to four spacious double bedrooms and two bathrooms.

### The Steading

The Steading is detached and is accessed from both the courtyard and a rear back door. The ground floor offers a great vaulted living, dining and kitchen with two en-suite bedrooms. On the second floor there are two separate mezzanine spaces that can be used as bedrooms.

### Outside

Orchard House sits in approximately 2.6 acres of landscaped gardens and grounds including an apple and plum orchard, woodland and a wildlife pond. There is a large, detached Dutch barn and an area of ground that would be an ideal building plot, subject to planning.



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## Plans

Approx. gross internal floor area  
279 square meters

### Accommodation Comprises

Orchard House

Ground Floor - Hall, Sitting Room, Dining Room, Kitchen-Dining Room, Utility/Boot Room, Garden Room, Double Bedroom, Shower Room/WC.

First Floor – 4 x Double Bedrooms, 2 x Family Bathrooms.

The Steading

Ground Floor – Open Plan Living Kitchen Dining Room, 2 x Bedrooms, 2 x Bathrooms.

First Floor – 2 x Mezzanines.

Garden Grounds

Private Driveway with Ample Parking, Courtyard, Landscaped Gardens, Orchard, Wildlife Pond, Woodland, Separate Building Plot (Subject to Planning).



ORCHARD HOUSE & THE STEADING, 51 FOULDEN, BERWICK UPON TWEED, SCOTTISH BORDERS, TD15 1UF  
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 3,003 SQ FT / 279 SQ M  
BARN 646 SQ FT / 60 SQ M, BOTHY 1,076 SQ FT / 100 SQ M  
All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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## Local Area

The property is positioned on the southern edge of the pretty village of Foulden and is tucked away at the end of a country lane, affording a high degree of privacy, peace and quiet.

Foulden has a village hall and playing field and is set in the beautiful rolling Berwickshire countryside, approximately five miles west of Berwick-upon-Tweed, England's most northerly market town.

Berwick is renowned for its Elizabethan walls and stunning architecture and viaduct. The town has a wide selection of amenities and is well serviced with local and national shops, five national supermarkets and a selection of leisure and sports clubs, banks, public houses and restaurants and theatre.

Orchard House also offers access to schooling options for all ages, which includes Ayton Primary, Eyemouth High School and Longridge Towers, a private school just outside Berwick upon Tweed which provides a private bus service from Foulden village.

The region is well serviced for commuting possibilities with a mainline rail station connecting to both Edinburgh and Newcastle in circa 45 minutes and London Kings Cross in circa 3.5 hours. In addition to this is the A1 trunk road providing ease of access both north and south respectively.

To the east is the Berwickshire and Northumberland rugged coastline with miles of unspoilt beaches and beautiful landscapes, with areas such as St Abbs and Coldingham Bay, Holy Island, Bamburgh Castle and the Farne Isles. The village is served by Border Buses 60 service with regular services into Berwick to the east and Duns to the west.



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## Location

### Distances

Berwick-upon-Tweed Mainline Rail Station 5 miles, Duns 11 miles, Reston Train Station 8 miles, Coldingham 9.5 miles, Kelso 23 miles, Edinburgh 52 miles, Newcastle-upon-Tyne 69 miles.  
(distances are approximate).

What3Words





# Key Information

## Local Authority

Scottish Borders Council

## Council Tax

Band = G

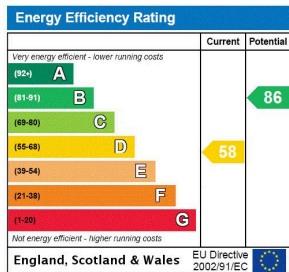
## Tenure

Freehold

## EPC

### PROPERTY

EPC Rating = D



## General Remarks

Agents Note: Please note there is a formal right of access for a neighbouring farmer over Orchard House.

Services: Mains water, drainage and electricity. Oil fired central heating. Superfast Broadband (Up to 53Mbps) is available.

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

Listing and Conservation: Orchard House and The Steading is not listed and does not fall within a conservation area.



# Enquire



Patrick Paton  
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View Digital Brochure



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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.

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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.
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Viewing strictly by appointment

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