



## Two into one equals a unique country cottage conversion in the village of Swinton



Formerly two sandstone farm cottages converted into one large and imaginatively designed home in 2005, Crowfootbank is a quintessential country cottage in every sense, from its timber beamed ceilings to exposed stone feature walls, solid oak floors, latch doors, cosy window seats, inglenook fireplace and stone-walled garden.

Yet this C-listed two-storey conversion also offers an amazing amount of living space, including two sitting rooms and five bedrooms, two of which have en suite facilities.

Features with wow factor can be found virtually around every corner in a layout that includes a rear-facing garden room, central hall with an exposed stone wall and curved staircase with a pine balustrade at one end and an opening into a large sitting room – both areas with timber beamed ceilings.

There are two bedrooms on the ground floor, in addition to a fully tiled bathroom (roll-top bath and tiled shower), second sitting/dining room complete with an inglenook fireplace, reclaimed oak surround, exposed stone walls and beamed ceiling, a beautiful dining/kitchen, adjoining utility/laundry, and office/study.

Upstairs, bedrooms one and two have beamed ceilings, the larger main bedroom also has a walk-in wardrobe and both have en suite shower rooms.

An unexpected surprise, the second bedroom has a Victorian fireplace with reclaimed timber mantel and surround, while the third bedroom is a good-sized single room.

The original two cottages were built pre 1900 and one of the earliest occupants still lives in the village. The present owners bought Crowfootbank in 2006 after the conversion had been completed, having been totally captivated by the property's character and standard of finish as well as the setting and location. Swinton is a pretty village with a village green, primary school and good local facilities.

It's also within easy reach of Duns, Coldstream, Kelso, and Berwick rail station – all within a twelve-mile radius.

The kitchen and dining/sitting room are particularly attractive, the former, which overlooks the side garden is fitted with country-style wall and floor units, solid beech worktops, Belfast sink, integrated dishwasher and range-style cooker with five-ring gas hob, oven and stainless steel chimney hood. The kitchen also has a window to the front – all windows have traditional deep cills – and an Indian slate floor.

The 22ft dining/sitting room is the epitome of country cottage chic – solid oak flooring, exposed stone walls and timber ceiling beams, green oak window cills, and best of all, a beautiful inglenook fireplace with a reclaimed oak surround and embedded beam over-mantel.

Outside, the landscaped front garden has mature planted borders on either side of a pebbled path and is surrounded by a stone wall. The rear garden, which has views across open countryside to the Cheviot Hills, is mainly lawn with beech hedging – a sunken patio at the far end offers sheltered seating. There's also a single garage and parking area.

A charming cottage in an idyllic location, Crowfootbank is a property that will immediately appeal to those looking for a traditional character home with plenty of space.

**Crowfootbank Cottage**  
**Swinton, Near Duns**  
**Fixed Price £410,000**  
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