

HASTIN<sup>LEGAL</sup>&S



# Old Comrades Hall

Hume, Near Kelso, TD5 7TR





Striking Period Property positioned in the delightful rural hamlet of Hume, set below the majestic Hume Castle with open outlooks over the countryside beyond.



Dating back to 1890, Old Comrades Hall is a striking period property with an abundance of character and charm. Set in a charming position below the majestic Hume Castle with an open panorama of rolling countryside. Located in a quiet hamlet within easy access of both open countryside and nearby amenities in Kelso, and with an easily maintained private garden and off-street parking, it's an obvious choice for those in search of a lifestyle change or indeed as a second home in the country.

### LOCATION

Sitting just beneath the majestic Hume Castle, a well known Borders landmark, and surrounded by beautiful rolling countryside, Hume is a charming hamlet of traditional and modern conversions, set just outside the town of Kelso. There are good road links with Edinburgh a viable commuting option and the nearby town of Kelso provides good shopping, educational and recreational facilities. The area has much to offer those interested in country pursuits with Tweed fishing, National Hunt racing and walking in the nearby Cheviot Hills.

### HIGHLIGHTS

- Stunning countryside location with majestic outlooks over Hume Castle.
- Easy striking distance of Kelso and further Border towns and amenities.
- Detached period property, fully converted
- Easily kept and private enclosed garden
- Large open plan entertaining lounge/dining room

### ACCOMMODATION

With characterful white frontage, the property sits back from the road and is presented in neutral tones throughout which maximizes the feeling of light and space.

With useful entrance vestibule, the main entrance opens to a conveniently located downstairs bedroom opposite. Enjoying open

outlooks to the front, the main reception room is generously proportioned, ideal as both a lounge and dining room, naturally falling into two areas. The multi fuel stove with attractive surround provides a lovely focal point and adds to the character the property has to offer. An adjoining door opens to the kitchen, fitted with an excellent range of wall and base units with space for a breakfasting table and chairs with rear door allowing access to the rear porch. A further door from the kitchen leads through to the inner hall and shower room.

Located on the first floor is the master bedroom, a light and airy and of good proportions, complete with large en-suite shower room.

### EXTERNAL

A private, easily maintained garden lies to the side of the property, providing an ideal spot for alfresco dining with off street parking beyond.

### SERVICES

Mains electric, water and drainage. Electric Panel Heaters supplemented by Multi Fuel Stove in Lounge.

### COUNCIL TAX

Band C

### ENERGY EFFICIENCY

Band F

### VIEWING & HOME REPORT

A virtual tour is available on Hastings Legal web and YouTube channel - please view this before booking a viewing in person. The Home Report can be downloaded from our website [www.hastingslegal.co.uk](http://www.hastingslegal.co.uk) or requested by email [enq@hastingslegal.co.uk](mailto:enq@hastingslegal.co.uk) Alternatively or to register your interest or request further information, call 01573

225999 - lines open 7 days a week including evenings, weekends and public holidays.

### PRICE AND MARKETING POLICY

Offers Over £210,000 are invited and should be submitted to the Selling Agents, Hastings Property Shop, 28 The Square, Kelso, TD5 7HH, 01573 225999, Fax 01573 229888 Email - [Enq@hastingslegal.co.uk](mailto:Enq@hastingslegal.co.uk). The seller reserves the right to sell at any time and interested parties will be expected to provide the Selling Agents with advice on the source of funds with suitable confirmation of their ability to finance the purchase.

Whilst these particulars have been carefully prepared, no guarantee is given as to their accuracy and they shall not form part of any contract to follow hereon.



