

2 Blakelaw Farm Cottages

Kelso, TD5 8PB

A Great Opportunity to Purchase This Fantastic 3 Bedroom Terraced Cottage
For Sale • Offers Over £220,000

Edwin
Thompson









BRIEF RESUME

- 3 Bed Terraced Cottage
- Spacious Living Accommodation
- Fantastic Rural Location
- 5 Minute Drive to Kelso
- Large Rear Garden With Workshops and Polytunnels

GENERAL DESCRIPTION

2 Blakelaw Farm Cottages is a charming three-bedroom terraced cottage with a front extension, offering a blend of traditional and modern rural living. The property spans approximately 128m², providing ample living space. Externally, it boasts a patio area at the front, a vast garden at the rear with two insulated workshops, and additional features like polytunnels and apple trees. Located in the serene countryside of Kelso, this property is surrounded by picturesque fields and hills, offering an idyllic setting for family living or a peaceful retreat.

LOCATION

Situated on the outskirts of Kelso, 2 Blakelaw Farm Cottages enjoys a tranquil rural location while still being conveniently accessible to nearby towns. The property is part of a terrace of cottages within the Blakelaw Farm complex, which offers expansive views of rolling fields and distant hills. Kelso, a vibrant market town known for its cobbled streets and historic charm, is just a short drive away,

providing access to a variety of shops, schools, restaurants, and leisure facilities.

The surrounding area includes other notable towns and villages such as Jedburgh, Melrose, and St. Boswells, each within a 20-30 minute drive. These locations offer additional amenities, including hospitals, boutique shops, and cultural attractions. For outdoor enthusiasts, the area is rich with walking trails, cycling routes, and opportunities to explore the Borders countryside.

For commuters, Kelso provides reasonable access to larger towns such as Galashiels and Berwick-upon-Tweed, offering railway stations with links to Edinburgh, Newcastle, and beyond, making the property ideal for those balancing rural living with city-based work. By car, Edinburgh can be reached in approximately 1 hour and 15 minutes, providing a feasible option for day trips or occasional commuting. The lifestyle here promises peace, privacy, and the charm of rural community living.

ACCOMMODATION

The accommodation currently comprises: Internally: Entrance hall, living room, kitchen, dining room/office, family room, bathroom, 3 bedrooms. Externally: Space for 3 cars to park, front patio garden, large rear garden mostly laid to lawn with 2 workshops of approx. 3x3m² and 2 good sized polytunnels.

SERVICES

Mains electricity, pellet heating system, mains water from the farm and private drainage are connected.

AREAS

The property has been measured to the following areas:

Description	sq m	sq ft
2 Blakelaw Farm Cottages	128	1378

E & o e please note that these measurements have been taken from the EPC register.

COUNCIL TAX BAND – C

EPC RATING – E41

BROADBAND COVERAGE

The cottage has access to Ultrafast broadband services, with maximum download speeds of 1,800 Mbps and upload speeds of 220 Mbps.

FLOOD RISKS

Surface Water risks—Medium

This information gives the likelihood of surface water flooding within a 50 metre radius of this location.

Medium likelihood means that each year this area has a 0.5% chance of flooding.

This does not take into account the effect of any flood defences.

River risks—No Specific Risk

This information gives the likelihood of river flooding within a 50 metre radius of this location.

Check the SEPA website for more details







DETAILS

2 Blakelaw Farm Cottages is a quintessential rural home that balances traditional charm with practical modern features. The front extension enhances the property's functionality, adding two bright and spacious reception rooms with large windows and patio doors that invite natural light and showcase the stunning countryside views. These additional living spaces are complemented by a good-sized kitchen equipped with a range gas cooker fuelled by gas canisters, making it both practical and suited for family life.

The property is heated primarily by an efficient pellet heating system, which also supplies hot water. This eco-friendly system offers a sustainable heating solution, complemented by a cozy log fire stove in the living room. Double glazing throughout ensures the property is energy-efficient, retaining warmth during colder months. Water is sourced privately from the farm at an annual cost of around £60, while sewage is managed via a shared private system, costing approximately £30 per year for maintenance.

Downstairs, the bathroom is conveniently located, with the water supply for the shower and bath heated via the pellet system. Upstairs, the property features three generously sized bedrooms and a linen cupboard, all benefiting from breathtaking views of the surrounding fields and hills. The attic provides additional storage space, making the property practical for families or those requiring extra room for hobbies or equipment.

The outdoor space is a standout feature, with a large rear garden offering endless potential for landscaping, recreation, or gardening. Two fully insulated workshops with electricity provide versatile spaces for work or leisure projects. The garden also includes apple trees and two polytunnels, ideal for growing vegetables or pursuing a self-sufficient lifestyle. The front patio adds to the property's charm, offering a space to relax and enjoy the peaceful surroundings as well as extending the home outdoors on summer evenings with the option to open the patio doors.

IMPORTANT NOTICE

Edwin Thompson for themselves and for the Vendor of this property, whose Agents they are, give notice that:

1. The particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute, nor constitute part of, any offer or contract.
2. All descriptions, dimensions, plans, reference to condition and necessary conditions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their correctness.
3. No person in the employment of Edwin Thompson has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars, nor to enter into any contract relating to the property on behalf of the Agents, nor into any contract on behalf of the Vendor.
4. No responsibility can be accepted for loss or expense incurred in viewing the property or in any other way in the event of the property being sold or withdrawn.
5. Edwin Thompson is the generic trading name for Edwin Thompson Property Services Limited, a Limited Company registered in England and Wales (no.07428207)
Registered office: 28 St John's Street, Keswick, Cumbria, CA12 5AF

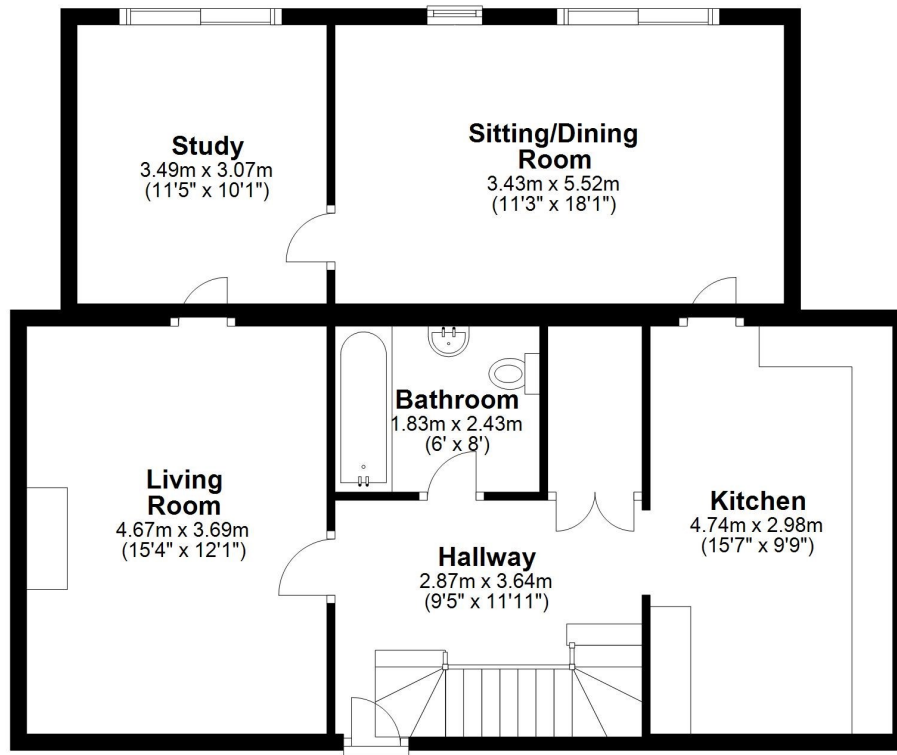






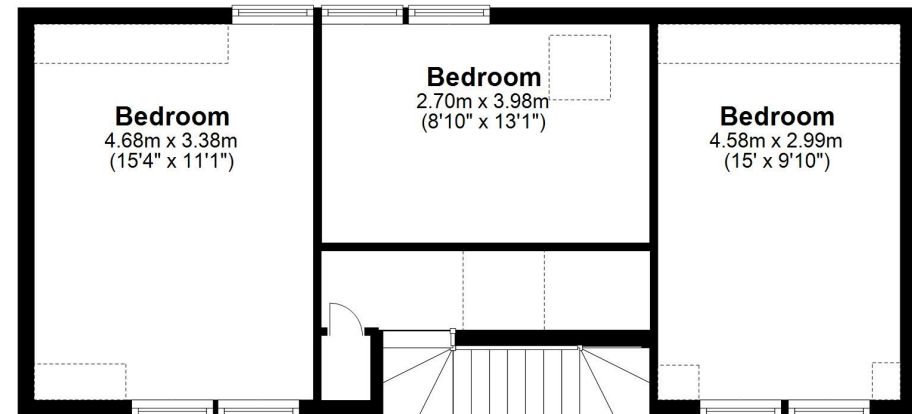
Ground Floor

Approx. 80.2 sq. metres (863.3 sq. feet)



First Floor

Approx. 47.2 sq. metres (507.6 sq. feet)



Total area: approx. 127.4 sq. metres (1370.9 sq. feet)



2 Blakelaw Farm Cottages,

Kelso, TD5 8PB

Edwin
Thompson



Galashiels Office

T: 01896 751300

Edwinthompson.co.uk