



18 Hume Orchard Smallholding

Hume, Near Kelso



A rare small holding opportunity near the historic village of Hume; a detached bungalow with paddocks of approximately 1.5 acre plus a selection of agricultural sheds



Opportunities such as this are hard to find; located just outside the historic village of Hume which also lies within easy reach of Kelso, 18 Hume Orchard provides a wonderful lifestyle and small holding opportunity. Beautifully positioned within its own grounds, 18 Hume Orchard comprises of a well maintained detached 2 /3 bed bungalow, surrounding paddocks of approximately 1.5 acres plus a hard standing yard giving access to a range of agricultural buildings.

The bungalow has been extremely well cared for and extended to provide the current level of accommodation. Presented in good order and offering pleasant internal proportions, there are also ample opportunities for cosmetic upgrading and possibilities to further extend the accommodation if desired; indeed the current owner has had architect plans drawn up to demonstrate some ways in which the property could be extended.

The surrounding paddocks extend to approximately 1.5 acre; all currently laid to grass with good stock proof fencing and easy access to water etc. A perfect set up for horses, sheep or other livestock. The private driveway gives secure gated access to a large hard standing yard. From here there is access to a range of agricultural sheds and outbuildings including stables with hay store

For those looking for the 'good life' this is an excellent opportunity to lead a rural lifestyle yet with good connections to local schools, amenities and transport routes. Whilst perfectly suited to use as a small holding, the ground and outbuildings could also lend themselves to those looking to create a self-sufficient lifestyle or perhaps for business use.

LOCATION

Sitting just beneath the majestic Hume Castle, a well-known Border 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 providing 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

- Exciting small holding opportunity
- Near to the historic village of Hume
- Paddocks of approx. 1.5 acre
- A range of agricultural buildings
- Detached 2 /3 bed bungalow
- Opportunities to extend the property

THE BUNGALOW

Entrance Vestibule, Breakfasting Kitchen, Lounge, Dining Room/Bedroom Three, Two Further Bedrooms and Shower Room.

Enjoying outlooks over the surrounding paddocks, the bungalow is presented in good order throughout. To the front lies the lounge with open coal fire and large south facing windows. Both bedrooms currently enjoy a similar outlook with the main bedroom offering particularly generous proportions and opportunities to divide into two rooms if desired. To the rear of the bungalow lies the breakfasting kitchen with good natural light and space for every day dining, the dining room with alternative use as a third bedroom and a large shower room. There are two outbuildings adjoining the bungalow to the western gable, each with light, power and water, which could possibly be used as a way of extending the accommodation whilst there is ample space to the rear for further extension also if desired. A neat area of garden extends around the bungalow, nicely landscaped and well stocked. A further useful outhouse/garden store lies to the rear.

OUTBUILDINGS & LAND

All of the agricultural outbuildings are arranged around the yard which has secure gated access and provides a large area of hard standing and vehicular turning space. The outbuildings currently comprise of a lambing shed with power, light and water plus a direct access to/from the side paddock. A large hay store has vehicular access from the yard and houses an internal loose box with a further livestock shed/shelter to the rear, with direct access to/from the back paddock; these buildings also have light, power and water. There is a single car garage, further workshop/additional garage plus a number of chicken houses and timber garden sheds

Currently fenced to provide two separate paddocks each with good stock

proof fencing, both paddocks have secured gated access as well as access directly from the outbuildings.

SERVICES

Mains water and electricity. Oil central heating. Private drainage. Double glazing.

DIRECTIONS

What3words gives a location reference which is accurate to within three metres squared. The location reference for this property is [///softest.bordering.glanders](#)

COUNCIL TAX

Band C

ENERGY EFFICIENCY

Band E

VIEWING & HOME REPORT

A virtual tour is available on Hastings Legal - YouTube. Please view this before booking a personal viewing. The Home Report can be downloaded from our website www.hastingslegal.co.uk or requested by email enq@hastingslegal.co.uk. Alternatively, or to request further information, call 01573 225999 - lines open 7 days a week including evenings, weekends and public holidays.

PRICE & MARKETING POLICY

Offers over £325,000 are invited and should be submitted to the Selling Agents, Hastings Property Shop, 28 The Square, Kelso, TD5 7HH, 01573 225999, Fax 01573 229888 or email 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.

All measurements are approximate and are taken at the widest point. 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.



