



## Glebe House

Hownam, KELSO

Offers Over £825,000





In a peaceful and undeniably picturesque pocket of the Scottish Borders, this striking former manse house, dating back to the 1700's, enjoys a semi-rural position, gracefully set upon a generous south facing plot extending to some 1.5 acres.





## GLEBE HOUSE

Set amidst the rolling countryside, this exceptional home in the charming village of Hownam offers a rare opportunity to acquire a forever family residence. Occupying a generous plot of approximately 1.5 acres, the property has been extensively upgraded and now presents stylish yet timeless upgrades throughout; with a seamless blend of traditional character and contemporary comfort.

Glebe House boasts a spacious and thoughtfully designed layout, ideal for family living and entertaining. From the welcoming entrance hall to the generous reception rooms and well-appointed free flowing kitchen-dining-living, every detail has been considered to create a warm and functional living environment. Large windows throughout allow natural light to flood in and offer wonderful panoramic views over the surrounding gardens and open countryside. Upstairs, all four bedrooms are generously proportioned, including one en-suite, offering peace and tranquillity for all; bright and airy rooms benefit from large windows framing views of the surrounding landscape, serviced by a family bathroom comprising free standing bath.

The expansive gardens offer a mix of open lawns, mature planting and secluded areas to sit, providing the perfect backdrop for green fingered enthusiasts which extends down to the flowing river. A substantial stone built garage capable of housing up to six vehicles, presents an exciting development opportunity with scope to create an annexe, studio or guest accommodation if desired – subject to the necessary permissions. Further outbuildings include a car port, garden store, greenhouse and traditional coal houses, ensuring excellent storage and practicality. Rarely does a home of this scale and quality become available; ideal for those looking for space to grow, or to simply enjoy a slower pace of life; Glebe House offers all the ingredients for a forever family home.

## LOCATION

Hownam is a small Cheviot village lying in an exceptionally beautiful valley at the foot of the Cheviots yet just some 3 ½ miles from Morebottle 8 miles from Jedburgh and 11 miles from Kelso. Morebottle is a popular village in the foothills of the Cheviots lying four miles from Yetholm and eight miles from Kelso. The village includes a primary school and local facilities include store, butchers, post office, hotel/village pub and village hall. Secondary schooling and shopping is available at Kelso one of the most attractive and unspoiled towns in the Borders, with good educational and sporting facilities and many quality shops. Activities available locally include hill walking, fishing and golf at the championship standard course at the Schloss Roxburghe.

## HIGHLIGHTS

- Substantial family home set in approx. 1.5 acres
- Immaculately upgraded throughout
- Large stone built Garage offers potential for conversion
- Idyllic forever family home in peaceful setting
- Panoramic views

## ACCOMMODATION SUMMARY

Entrance Hall, Reception Hall, Sitting Room, Dining Room, Kitchen/Dining Room/Family Room, Rear Hall, Landing, Bedroom One with En-Suite, Family Bathroom, Master Bedroom, Two Further Bedrooms. A fixed stair gives access to Two Attic Rooms.

## SERVICES

Mains water, private drainage to septic tank, oil fired central heating. Double glazing.

## ADDITIONAL INFORMATION

The sale shall include all carpets and floor coverings, light fittings, kitchen fittings and bathroom fittings. Internal floor area approx. 348m<sup>2</sup>.

## COUNCIL TAX

Band G

## ENERGY EFFICIENCY

Rating E

## TENURE

Freehold

## 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](http://www.hastingslegal.co.uk) or requested by email [enq@hastingslegal.co.uk](mailto: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 £825,000 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](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.

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.





