

LEGAL  
HASTIN & S



# Shirrafield

Grafton Road, Town Yetholm, TD5 8RU





Shirrafield is a striking stone built detached family home set in a quiet yet central village location, immersed in beautiful countryside - a real rare find, offering a buyer the opportunity to renovate and reconfigure to their own tastes.



Set in a picturesque spot, tucked off the main street within the charming village of Town Yetholm, Shirrafield is a striking stone built property; offering a purchaser the best of both town and country being so perfectly positioned for glorious uninterrupted views over the surrounding countryside and towards Straerough Hill with the village itself benefitting an excellent range of amenities and just a short drive to Kelso. For those in search of a rarely available family home with the opportunity to renovate and reconfigure to their own tastes, Shirrafield is the ideal property. The space on offer both inside and outside is excellent, the plot itself is generous and is complete with outhouses and double garage.

### LOCATION

Town Yetholm has a thriving village community, with excellent local amenities located within the village including a village pub, primary school, post office, church, garage and petrol station, butcher and village store. The village is known for its societies and group activities, and has a well-used public hall staging events throughout the year. The neighbouring village to Town Yetholm is Kirk Yetholm (around 0.5 miles beyond Town Yetholm); situated at the end of the Pennine Way it is a haven for keen walkers. Kirk Yetholm also has a lovely village pub with thatched roof and traditional village green.

Secondary education and main shopping facilities are available in Kelso, some 8 miles distant and the main east coast station at Berwick is around a 20 minute drive with regular connections to and Edinburgh, Newcastle and London.

### HIGHLIGHTS

- Stunning countryside location with fantastic outlooks towards Straerough Hill.
- Renovation Project
- Choice of public rooms
- Adaptable layout
- Would make an ideal Family Home
- Picturesque village with a good selection of amenities.
- Close to Kelso and further connections
- Generous Garden, Outhouses and Double Garage



### ACCOMMODATION

Deceptive from the outside, a striking stone wall boundaries the property on one side ensuring a peaceful and private setting with a stunning backdrop of the rolling countryside and Staerough Hill to the rear.

The layout of the ground floor offers particularly spacious family accommodation which boasts great flexibility but also offers scope for reconfiguration to suit a buyer needs. Offering generous entertaining and family space on the ground floor, with three public rooms and a downstairs bedroom/study/playroom complete with practical elements such as a downstairs shower room, utility and cloakroom.

The traditional staircase leads to the first floor and gives access to four bedrooms, family bathroom and separate wc.

### EXTERNAL

The outside space offers as many possibilities as the house itself; the space on offer is fabulous. The gardens ensure excellent privacy and have been designed to make the most of the southerly uninterrupted views. For the gardening enthusiast, the main section of garden offers endless opportunities for further landscaping, vegetable plots etc with plenty of space to be self sufficient.. A sheltered gravelled area to the side enjoys the evening sun, making it a perfect spot for alfresco dining.

### DOUBLE GARAGE AND OUTHOUSES

The property benefits from a detached double garage with light and power.

Detached stone built outhouses lie to the side of the property providing fantastic storage/workshop space but could offer a number of different possibilities.

### SERVICES

Mains electricity, water and drainage. Oil fired central heating.



Supplementary LPG gas fire in the lounge. Single Glazing. Attic hatch with ramsay ladder.

### COUNCIL TAX

Band E

### ENERGY EFFICIENCY

Band E

### 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 £320,000 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.



