



Roxburgh Church

Roxburgh, TD5 8ND



Nestled at the heart of this charming countryside village, which enjoys open outlooks across scenic landscape and is within a short drive to a range of amenities in nearby Kelso, With full planning in place for conversion into a family home, Roxburgh Church is a wonderful find for those ready to start their renovation journey in the Scottish Borders, and breathe new life into this historic building.



ROXBURGH CHURCH

Dating back to 1752, this unique development opportunity has gone through the rigorous planning application process, and now offers the exciting scope to create a modern home from the traditional structure.

The planning includes energy efficiency elements such as air source heating, fully insulated internal walls and secondary glazing, while still retaining the heritage of the building by protecting the pulpit, original door openings and stunning stained glass, with even the suggestion to reuse the existing pews and timber panelling incorporating into the new furnishings.

The ground floor will host a large reception room in the body of the kirk, with an open plan concept kitchen and living area. A separate tv room and a further snug sitting room open off. Also positioned on ground level are an accessible bedroom and bathroom, a laundry room and cloakroom w/c.

Upstairs, a luxuriously proportioned master bedroom benefits a mezzanine style balcony, with two further ensuite bedrooms also on the first floor.

Externally, the boundary wraps around the former church and allows for an easily maintained and level drive, parking area and potential for seating areas.

LOCATION

The picturesque village of Roxburgh offers the benefits of country living whilst being within easy reach of the shops and other amenities in Kelso some four miles east.

Kelso itself, which lies at the meeting point of the Tweed and Teviot rivers, is one of the most attractive and unspoiled towns in the Borders. Notable features are the

12th Century Abbey, the Flemish style cobbled square, Floors Castle and the old bridge across the Tweed.

The town has good educational and sporting facilities and many quality shops. The area has much to offer those interested in country pursuits with Tweed fishing, National Hunt racing and walking in the nearby Cheviot Hills.

SERVICES

Mains electricity, water and drainage.
Proposed air source heat pumps to East elevation.
Proposed secondary glazing.

COUNCIL TAX

Council Tax band will be subject to reassessment.

ENERGY EFFICIENCY

Pending following renovation.

VIEWING & INFORMATION

Clients are advised to view the full planning documents prior to making an appointment to view, available on the Scottish Borders Council Planning Portal using the reference 22/01550/LBC.

The property is a category B listed building, and has Listed consent. Clients should prepare proof of funds for the purchase of the Church building as well as renovation works.

To arrange a viewing, contact the selling agents, Hastings Property on 01573-225999 lines open until 7pm 7 days a week.

PRICE & MARKETING POLICY

Offers Over £150,000 are invited and should be submitted to the Selling Agents, Hastings Property Shop, 28 The Square, Kelso, TD5 7HH, 01573 225999, Fax 01573 229888.

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.

MEASUREMENTS

See Floorplans





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