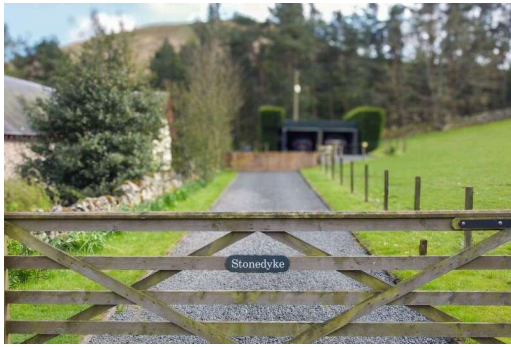




# Stonedyke

2 Over Whitton Cottages, Hownam, Kelso, TD5 8AP



Beautifully positioned, set into stunning surrounding countryside, Stonedyke is a particularly pretty stone built semi-detached cottage with a beautifully presented interior and landscaped gardens.



Set amidst the stunning rural landscape, Stonedyke is a highly attractive semi-detached stone built cottage, Having been extended in the past and more recently upgraded by the current owner, Stonedyke offers a deceptively spacious interior and presents a wonderful opportunity for those seeking a home in the country whilst still being within easy reach of the facilities offered in nearby Morebattle and Jedburgh. Set within a large plot, the cottage benefits from smartly landscaped cottage style gardens to the front with a lovely open outlook, whilst to the rear is a lengthy private drive and detached double garage.

### 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 Morebattle 8 miles from Jedburgh and 11 miles from Kelso. Morebattle 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

- Stunning rural location for lifestyle choice
- Excellent for those looking for peaceful setting & outdoor pursuits on doorstep
- Spacious accommodation, well-proportioned rooms & ceiling height
- Private driveway, double garage and large garden ensuring privacy
- Nestled into the surrounding hill with wonderful outlooks
- Rarely available country cottage

### ACCOMMODATION SUMMARY

Entrance Hall, Lounge, Family Dining Kitchen/Sitting Room, Conservatory, Lounge, Downstairs Bathroom, Three Bedrooms and Upstairs Shower Room. Gardens to front and rear. Outhouses. Double Garage with Private Driveway.

### ACCOMMODATION

The ground floor hosts welcome and bright reception areas; commanding a lovely outlook over the front garden. The lounge is a homely room with a pleasant focal point provided by a wood burning stove; of good proportions, this room allows access to the family dining kitchen/sitting room. This generously sized room is perfect for entertaining or for family life with a cosy sitting area ideal for everyday living while the dining kitchen is bursting with natural light; fitted with an extensive range of country style wall and base units with ample worktop space and tiled splashbacks. This room allows ample space for a large dining table and chairs. A useful practical element is the boiler cupboard – ideal for muddy boots and coats. The rear conservatory is a useful facility, providing a peaceful area to relax and allows access to the garden. Finally on the ground floor lies the main family bathroom, this particularly spacious room is fitted with a four piece suite.

The carpeted staircase extends to the upper floor. To either side of the landing lies two generous double bedrooms; both feature traditional dormer windows overlooking the beautiful garden and countryside beyond. The main bedroom benefits from a dual aspect and original fireplace providing a lovely feature. The third bedroom lies at the end the landing to the rear of the cottage with large window; a restful single room, nursery or home office if preferred. The shower room is a worthy addition having been recently completed, fitted with a three piece suite and Velux window.

### EXTERNAL

The garden makes a fantastic complement to the accommodation; being fully enclosed with excellent privacy, which predominantly lies to the front of the cottage. The garden is a lovely space and is very well tended with neat lawn and complete with timber summerhouse making the most of the surroundings. The high levels of privacy within this area make it an ideal environment for family or those who enjoy spending their time outdoors. The main area of grounds extends to the side creating a lovely sheltered sitting area with raised herbaceous border and woodland backdrop. Two outhouses provided additional

external storage; one of which houses a back-up generator. Steps lead to the large double garage with lengthy private driveway providing parking for multiple vehicles.

### DOUBLE GARAGE

A worthwhile and very useful addition with up and over door. Light and Power. Two security lights.

### SERVICES, COUNCIL TAX AND ENERGY EFFICIENCY

Mains electricity. Private water and drainage. Oil Fired Central Heating. The property benefits from a back up generator. Council Tax Band C and Energy Efficiency Band D

### DIRECTIONS

What3words gives a location reference which is accurate to within three metres squared. The location reference for this property is ///aura.promising.interest

### VIEWING

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.

### MARKETING POLICY

Offers Over £270,000 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. 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.



