



The Old School

Eckford, Kelso,



A fantastic countryside home, The Old School sits on the edge of the friendly and picturesque village of Eckford. A generous plot with beautiful views across the landscape, this property hosts bright and open accommodation and incorporates a ground level, self contained apartment, ideal for multi-generational living or as an income stream.



THE OLD SCHOOL

A private drive leads into a large, enclosed garden frontage, planted with mature trees and hedging and a well-kept lawn, gently screening the property.

The main entrance opens to versatile accommodation on the ground floor with the former school now providing an open plan living room with large bay window overlooking the rear aspect and countryside beyond. The living room follows to a bright and recently modernised kitchen with central island and a large adjoining utility space and boot room.

At the far end of a bright hallway, there is a good size room currently used as a home office, which could become a second sitting room or library. Further on, the hallway opens into a most useful self-contained large double bedroom, with shower room and kitchen where an external door leads onto the patio - ideal for annexed accommodation or as a holiday let with the relevant permissions. Upstairs, three further bedrooms open off the landing; a single bedroom and two comfortable double bedrooms all with in-built wardrobes. The master at the far end, benefits a large walk-in dressing room and Jack & Jill bathroom and shower room.

Externally the south-east facing garden grounds provide ably for countryside lifestyle; wrapping around the property the more decorative garden sits to the front with level stretches of lawn and well-established planting. To the rear, a generous patio runs the breadth of the property providing beautiful views across the garden and landscape beyond. This then winds gently down to a productive orchard, vegetable garden with raised beds, and access to a timber outhouse at the foot of the garden with vehicular access down a private lane at the side of the house. There is also a double garage and workshop and storage area, as well as a separate timber log store.

LOCATION

Most Border towns are readily accessible from this popular village location. Plentiful road links make Eckford readily accessible to most

Border towns, including the A68, five miles away, which links Edinburgh to Newcastle, both of which have international airports.

The A1 at Berwick-upon-Tweed is only twenty-seven and a half miles away where a mainline railway serves the whole UK East Coast, with trains to London taking around four hours. The new Borders Railway, lying only seventeen and a half miles away at Tweedbank, has a regular train service running to Edinburgh and taking around 55 minutes. Eckford is also conveniently placed on the Kelso to Hawick bus route. (All times and distances are approximate.) The catchment for schooling is Morebattle Primary and Kelso High School, with private education available at Longridge Towers near Cornhill on Tweed or St Mary's Preparatory School in Melrose.

ADDITIONAL INFORMATION

All floor, wall coverings and integral appliances are included in the sale. Further furnishings, fittings and appliances may be available by separate negotiation.

SERVICES

Mains electricity, water and private drainage. Double glazing. Oil fired central heating.

COUNCIL TAX

Band G.

ENERGY EFFICIENCY

Band E.

PRICE & MARKETING POLICY

Offers are invited and should be submitted to the Selling Agents, Hastings Legal, 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 floorplan

MARKETING POLICY

Offers over £495,000 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.

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