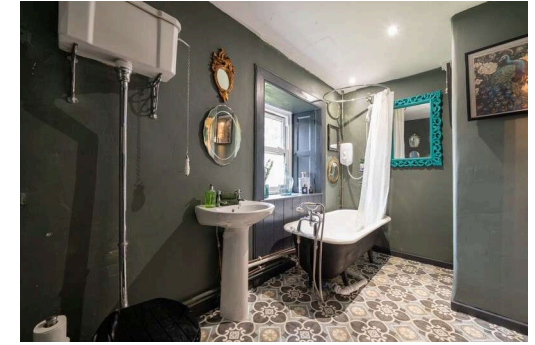




4 Holefield Farm Cottages

Nr Kelso, TD5 8BW

Offers Over £270,000



Enjoying a stunning semi-rural countryside position, this exceptional cottage offers wonderful outlooks over rolling fields, a peaceful setting, generous plot and spacious interior which has been fully renovated.



4 HOLEFIELD FARM COTTAGES

On the ground floor, a welcoming entrance hall with useful storage open to a cosy living room with adjacent dining room with open fire. A galley style kitchen is situated to the rear with a door leading out to the garden. The stylish and contemporary family bathroom is neighbouring. Upstairs hosts two generous double bedrooms with ample storage and smaller third bedroom completes the upper level. The property itself occupies a sizeable plot which incorporates established and well-presented gardens which surround the property. The gardens are fully enclosed and mainly laid to lawn with mature herbaceous planting and a raised decked terrace providing an ideal spot for alfresco dining in the summer months. Enjoying an enviable location with wonderful outlooks over the adjoining countryside this truly charming stone built cottage has been updated and improved by the current vendor to provide an interior which benefits from stylish fixture and fittings whilst still retaining plenty of traditional character.

LOCATION

Holefield Farm Cottages is situated approx. 8 miles from Kelso, 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 fishing on the Tweed and is an increasingly sought after location within the Borders.

HIGHLIGHTS

- Charming Country Cottage
- Generous and well-kept garden
- Fantastic Uninterrupted Views
- Excellent home in the country
- Easy access to nearby Kelso

ACCOMMODATION SUMMARY

Entrance Hallway, Sitting Room, Dining Room, Kitchen, Bathroom with WC, Three Bedrooms.

SERVICES

Oil fired central heating, Mains water, private drainage.

ADDITIONAL INFORMATION

The sale shall include all carpets and floor coverings, light fittings, kitchen fittings and bathroom fittings. Approx internal floor area is 144m².

COUNCIL TAX

Band D

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 or requested by email 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 £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. 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.

