

LEGAL
HASTIN & S



Elmbank

Morebattle Road, Town Yetholm, TD5 8RL

Offers Over £450,000





Set against a picturesque backdrop at the foot of the Cheviots, Elmbank is a wonderful period property, lovingly maintained and upgraded in recent years, to offer a fantastic forever home in a popular village setting.



ELMBANK

Elmbank is a rare find; built in the 1920s with retained Arts & Crafts features, the impressive property is beautifully kept and comfortably presented throughout in tasteful tones. Positioned to the edge of the village, there is a super balance between vibrant village life and the peace of a countryside aspect. A generous private drive opens to the front; with a car port, timber garage and plenty of parking. The colourful garden frontage provides screening with sheltering hedging and mature trees, with access round either side of the property to the main section of garden quietly positioned to the rear. Internally, an easy flow between the public rooms on the ground floor opens from the hallway; with an impressive lounge and dining area overlooking the rear aspect with fantastic bay windows and a host of charming features including a wood burning stove, original coving and cornicing. Following through the hall, a useful ground floor cloakroom with W/C, a quaint Butler's Pantry and a wine store. The family kitchen is fully fitted with a range of cabinetry and country must-have AGA, with the room offering plenty of space for relaxed dining and connecting through to a large utility room scullery, opening directly onto the garden. Upstairs, a studio extension was created in around the 1960s, with its angular dimensions and panorama of windows very much in-keeping with a modern day architects design. Built as an artist's studio with its inspiring viewpoint, the glazing has recently been replaced and it now makes for an enviable snug or den area, or could equally lend as a bedroom or work space. A choice of comfortable and calming bedrooms open from the landing, each well-appointed and with feature fireplaces and unique vantage points over the neighbouring countryside. A jack & jill style shower room connects to bedroom two to create an ensuite facility, with a separate family bathroom across the landing. Externally, the garden enjoys absolute privacy and has been beautifully tended to over the years. Wrapping around the property, there are plenty of spots to enjoy and seating areas to relax in. The garden is fully enclosed and level, with a patio, large stretch of lawn bordered by perennials and well established shrubs and roses, with useful outhouse storage, potting shed and wild flower bed.

LOCATION

Town Yetholm is a charming village with a thriving community and picturesque backdrop. 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 Kirk Yetholm is a short walk across the water, and is situated at the end of the Pennine Way - 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. The main east coast station at Berwick is around a 20 minute drive with regular connections to Edinburgh, Newcastle and London.

HIGHLIGHTS

• Beautifully maintained period home • Retained features • Charming village location • Countryside outlooks • Adaptable layout • Feature studio with elevated views • Private gardens

ACCOMMODATION SUMMARY

Ground Floor; Entrance Vestibule, Hallway, Lounge & Dining Area, Breakfasting Kitchen, Butler's Pantry, Utility Room, Cloakroom W/C. First Floor; Landing, Three Bedrooms, Studio or Reception Room, Bathroom, Shower Room, Laundry Room. Externally; Garage, Car Port, Potting Shed, Log Store Area.

SERVICES

Mains electric, water and drainage. Oil fired central heating. Double glazed.

ADDITIONAL INFORMATION

The sale will include all fixtures, kitchen appliances, light fittings and curtain poles, with further furnishings available by negotiation.

COUNCIL TAX

Band F.

DIRECTIONS

What3words gives a location reference which is accurate to within three metres squared. The location reference for this property is [///rucksack.record.actors](#)

ENERGY EFFICIENCY

Rating tbc

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 £T450,000 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.



