



5 Sweethope Farm Cottages

Near Nenthorn, Kelso, TD5 7RZ



Idyllic Semi-Rural Cottage With Lovely Southerly Views.



5 Sweethope Cottage sits just five miles from Kelso, with the stunning countryside offering a wonderful balance of an outdoor and county lifestyle, while remaining well-connected to nearby amenities, towns and linking A roads. The property itself is a chocolate box stone-built cottage; and now offers scope for some general upgrading, providing an opportunity to upgrade the accommodation to a buyer's own tastes. The property provides an ideal home for couples, with definite scope as a second home or holiday investment.

LOCATION

Sweethope is a semi-rural farming hamlet just 5 miles north of Kelso. The name of the farm is inspired by the local landscape, from Sweethope Hill, which is uniquely identified by the two trees, a whitebeam and an ash on the summit. These trees are known locally as 'Jack and Jill' and are the supposed remnants of a small wood which once covered the hill top. Part of the hill is also a scheduled ancient monument, being the site of a prehistoric hill fort and settlement.

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.

HIGHLIGHTS

- Charming Stone Cottage
- Fully Enclosed Rear Garden
- Beautiful Countryside Views towards the Cheviots
- Semi- Rural Cottage Only Five Miles North of Kelso
- Ideal as either a Main Residence or Second Home

ACCOMMODATION SUMMARY

Entrance Hall, Lounge, Dining Room with Patio Doors to the Garden. Kitchen. Two Bedrooms and Wet Room.

ACCOMMODATION

Overlooking the front, the lounge is a particularly well-proportioned room with large front facing windows enjoying a lovely aspect over the adjoining farmland with views to the Cheviots in the distance. A further focal point is currently provided by a multi fuel stove helping to create a lovely cosy feel. Quietly situated to the rear and enjoying a lovely garden aspect is the dining room with patio doors allowing direct access. The kitchen is a good size, fitted with an excellent range of wall and base units, fully tiled and ample worktop space.

The turned carpeted staircase with skylight window leads to the first floor landing. Both bedrooms are bright and airy rooms with windows affording uninterrupted panoramic outlooks over the surrounding countryside. The wet room, having been completed in recent years is stylishly finished with wet wall panelling and modern remote control toilet.

EXTERNAL

Externally, the garden to the rear is fully enclosed and level, backing onto open countryside, and offers a super private space to enjoy.

SERVICES

Mains electricity. Private drainage. Private water. Double glazing. Electric heating.

COUNCIL TAX

Band B

ENERGY EFFICIENCY

Band D

TENURE

Freehold

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 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.

MARKETING POLICY

Offers Over £165,000 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. 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.