

LEGAL  
HASTIN & S



## Hill House

Kirk Yetholm, TD5 8PQ

Offers Over £225,000





In a picturesque setting to the end of the charming village of Kirk Yetholm, Hill House is a chocolate box cottage with character and endless potential.



## HILL HOUSE

Positioned overlooking the village Green in an idyllic location, the white fronted period cottage opens to spacious accommodation all on one level, with a private garden at the rear overlooking the neighbouring countryside.

Internally, the room proportions are generous and allow flexibility of use to suit a range of buyers. Two double bedrooms are set to the front of the property, each well-appointed and with retained features including the original beams and an open fireplace in bedroom one. Across the hall the bathroom is fitted with an elegant roll top bath, freestanding shower and neutral tiling.

The kitchen overlooks the rear garden and enjoys a wonderful outlook over rolling fields, with modern cabinetry, a range style cooker and leading on to a bright sunroom which would allow for dining and garden room furnishings. The sitting room sits parallel and is accessed from the main hall, again a well-appointed room with retained features including the open fire and surround, and the beams.

To the far end of the property opening off the sun room, a boiler room accesses a garage with attic space, offering potential as a renovation subject to relevant permission.

Externally the garden is set in absolute privacy to the rear; laid to lawn with mature sheltering trees and a section of patio.

## LOCATION

The twin villages of Kirk Yetholm and Town Yetholm enjoy a thriving rural community situated at the end of the Pennine Way. There is an excellent range of services available locally including The Border Hotel at Kirk Yetholm and in nearby Town Yetholm a well-regarded village school, filling station, post office and coffee shop, licensed bar, public hall and playing fields. The nearest town is Kelso, which lies 8 miles away and has many quality shops and good facilities and is one of the most attractive and unspoiled towns in the Borders. The area has much to offer those interested in country pursuits with fishing on

the Tweed and is an increasingly sought after location and an excellent area to bring up a family or escape the city to enjoy an easier pace of life.

## HIGHLIGHTS

- Picturesque village with a good selection of amenities
- Peaceful position within desirable village
- Panoramic views over the adjoining countryside
- Flexibly Layout
- Renovation Opportunity

## SERVICES

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

## COUNCIL TAX

Band D.

## ENERGY EFFICIENCY

Band E.

## VIEWING & HOME REPORT

A virtual tour is available on Hastings Legal web and YouTube channel - please view this before booking a viewing in person. 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 register your interest or request further information, call 01573 225999 - lines open 7 days a week including evenings, weekends and public holidays

## TENURE

Freehold

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information, call 01573 225999 - lines open 7 days a week including evenings, weekends and public holidays.

## MARKETING POLICY

Offers over £225,000 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.

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.



