



Broomlands House
Kelso, TD5 7SW



Luxury living in this effortlessly elegant apartment – fitted to bespoke standards and enjoying a palatial setting within this carefully converted mansion house.



Enjoying a wonderful aspect being surrounded by stunning views over the well-kept gardens and towards the Cheviots, the property strikes an excellent balance between town and country with an array of nearby facilities and Kelso's vibrant town centre within easy walking distance. An ideal home for those in search of stylish yet comfortable accommodation with an ease of maintenance, 6 Broomlands House will no doubt appeal to those lifestyle seekers, downsizers, or indeed as an enviable second home in the central Borders.

The striking mansion dates back to 1719, having undergone careful restoration to be divided into six private apartments, the category B listed building hosts this fantastic upper apartment, which itself has undergone extensive upgrades in recent months including a new handmade kitchen, bespoke shower room, cabinetry, and overhaul of décor, resulting in this effortlessly elegant home.

A welcoming reception hall fitted with new solid oak carpentry for coat and boot storage then extends to the bright accommodation; opening to a hallway connecting the living space and bedrooms, and incorporating the gently muted Farrow&Ball tones which are continuous throughout the apartment.

The lounge sits to the end of the hall, and is a sumptuous space with a fantastic dual aspect and allowing for plenty of space for both lounge and dining furniture. The solid wood shaker style kitchen blends timeless style and practicality; with an enviable array of streamlined storage and integrated appliances in no way compromising on aesthetic. The country chic finish is complemented with quartz worktops and allows for space for casual dining.

Both bedrooms are luxurious in their finish, with king-size proportions and retaining a period feel with touches such as the window shutters perfectly in keeping with the era of the former mansion. The feature bathroom is a masterclass in style in its own right; with handmade vanity unit and copper basin, complementing accessories and fittings, a large walk-in shower and on trend tiling floor to ceiling.

The grounds provide the perfect backdrop and allow residents to enjoy the outdoor space without the heavy maintenance of a large garden. The apartment also includes a private garage, parking, a cellar and shared use of the storage.

LOCATION

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.

KEY FEATURES

- Popular Area close to Amenities

- Beautifully Presented Throughout
- Considerable Upgrades
- Located on Private Grounds with Secure Parking
- Extensive Landscaped Communal Garden
- Extremely Spacious with Fabulous Views
- Additional Storage within Basement area
- No onward chain

EXTERNAL

The mansion is set within private grounds surrounded by large communal gardens which overlook the Cheviots. There is ample parking and a private garage located opposite the side entrance main door.

MEASUREMENTS

Living Room 5.02m x 5.00m
 Kitchen 3.68 m x 3.40m
 Bedroom 3.68m x 4.22m
 Bedroom 2 3.85m x 5.02m
 Bathroom 3.16m x 1.68m

SERVICES

Mains electricity, water and drainage. Central heating. Double glazing.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY

Band E.

VIEWING & HOME REPORT

To arrange a viewing or request a copy of the Home Report contact the selling agents, Hastings Property on 01573-225999-lines open until 10pm 7 days a week.

PRICE & MARKETING POLICY

Offers Over £265,000 are invited and should be submitted to the Selling Agents, Hastings Property Shop, 28 The Square, Kelso, TD5 7HH, 01573 225999, Fax 01573 229888. 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.