



9 Grafton Bank

Town Yetholm, TD5 8SB

Offers Over £280,000





Designed to make the most of the fabulous setting and magnificent views; this four bedroom detached family home offers incredibly spacious and adaptable accommodation with split level layout; complete with mature private garden, garage and parking.



9 GRAFTON BANK

9 Grafton Bank is the perfect home to offer the best of country living and access to amenities, being quietly positioned in the charming village of Town Yetholm with fantastic uninterrupted views towards Staerough Hill, Kirk Yetholm and surrounding countryside.

The scale of the property is perhaps not apparent from first impressions due to the split level. The main entrance opens to a warm and welcoming entrance hall, with a staircase to the first floor bedrooms, and a further stair to the lower living accommodation. On this mid landing, access opens to the integral garage, a fitted shower room and fourth bedroom.

The main living space is set on the lower floor, offering great flexibility with dining kitchen, lounge and second sitting room. This area is ideal for family life and entertaining and is the real hub of the home; the kitchen is fitted with a range of wall and base units with the dining area offering plenty of space for a large table and chairs. Opening through from the kitchen, the lounge is a great space with central patio doors ensuring lots of natural light and opening onto a decked terrace beyond, making the most of the superb open outlook. Accessed from the kitchen, steps lead to the sitting room. This room is stylishly presented with contemporary feature wall, wood burning stove providing a further focal point and similar to the lounge, benefits from central patio doors allowing direct access to the garden.

The upper accommodation incorporates three bedrooms; two of which are quietly located to the rear and enjoy lovely uninterrupted views towards Kirk Yetholm and Staerough while the third bedroom is positioned to the front. The family bathroom is also located on this level and fitted with a three piece suite.

LOCATION

Town Yetholm has a thriving village community, 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 to Town Yetholm is Kirk Yetholm (around 0.5 miles beyond Town Yetholm); situated at the end of the Pennine Way it is a haven for keen walkers. Kirk Yetholm also has a lovely village pub with thatched roof and traditional village green.

HIGHLIGHTS

- Picturesque village with a good selection of amenities.
- Short drive to Kelso and further connections
- Charming garden with scenic outlook
- Adaptable layout
- Garage & private parking

EXTERNAL

Externally, there is an integral garage as well as parking for multiple vehicles to the front with access on either side of the house to the garden. To the rear the garden is a real delight, a large decked terrace extends off the patio doors from the lounge providing a lovely seating area and making the most of the stunning views. Beyond the decked terrace is a neat lawned area with planted flower beds and fencing to either side ensuring excellent privacy.

ACCOMMODATION SUMMARY

Ground Floor: Hall, Shower Room, Bedroom. Lower Ground Floor: Sitting Room, Family Room, Kitchen/Dining Room. First Floor: Landing, Three Further Bedrooms, Bathroom.

SERVICES

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

COUNCIL TAX

Band E

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 £280,000 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.



