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Saddlers Cottage

Town Yetholm, TD5 8RA

Offers Over £275,000





With chocolate box charm, Saddlers Cottage has character and benefits a superb position within Town Yetholm - the cottage provides flexible accommodation, a private rear garden and further enhancement opportunity in the stone outbuildings.



Picture perfect with an idyllic village location to match, Saddlers Cottage is an ideal choice for those in search of a period cottage. Overlooking the green and enjoying views towards Staerough Hill, this property occupies a convenient central location within the picturesque village of Town Yetholm.

This classic white painted cottage boasts well proportioned accommodation, presented in soft, neutral decor throughout.

Externally, the garden has been well designed with a terraced rockery garden, off street parking and benefits from a former cow shed with hayloft over which offers enhancement potential, subject to the appropriate permissions.

HIGHLIGHTS

- Picturesque village with a good selection of amenities.
- Detached former cow shed
- Short drive to Kelso and further connections
- Well maintained and stylish presentation
- Charming garden
- Flexible use on the ground floor
- Beautifully presented – both internally and externally.

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. Secondary education and main shopping facilities are available in Kelso, some 8 miles distant and the main east coast station at Berwick is around a 20 minute drive with regular connections to Edinburgh, Newcastle and London.

ACCOMMODATION

The ground floor hosts welcoming and bright reception areas; the lounge is beautifully presented, with exposed beams and deep sill window to the front, providing lovely views over the village towards Staerough Hill. The log burning stove provides a feature focal point creating a cosy environment. Showing the thickness of the original exterior walls of the cottage, an open arch leads through to the adjoining sitting room which could be used for a number of different uses depending on a buyers requirements.

Quietly positioned to the rear of the property and overlooking the landscaped garden, the kitchen is generously proportioned, fitted with a superb range of wall and base units in oak and chrome finishes, polished stone effect worktops, ceramic tiled splashbacks and integrated appliances. There is space for a small dining table and chairs, ideal for everyday dining. A further arch leads through to the dining room. This room is spacious and boasts great character with embedded beam over former fireplace opening. A useful downstairs cloakroom provides a useful ground floor facility.

The upper accommodation incorporates three bedrooms and the family bathroom. Two of the bedrooms are situated to the front and are both spacious double rooms while the third bedroom is positioned to the rear, providing an ideal guest room or home office if desired. The bathroom enjoys a central location, stylishly fitted with a three piece suite.

OUTBUILDING

A charming stone-built former cow shed with hayloft over is situated to the rear of the property. Presently used as storage and as an additional utility area, complete with light and power. The hayloft has been re-floored and provides an excellent dry storage area, accessed by a ladder on the ground floor. The outbuilding offers oodles of potential, subject to the appropriate permissions.

SERVICES

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

COUNCIL TAX AND ENERGY EFFICIENCY

Council Tax Band D and Energy Efficiency Band D

DIRECTIONS

What3words gives a location reference which is accurate to within three metres squared. The location reference for this property is [///crouch.rare.gilding](https://www.what3words.com/crouch.rare.gilding)

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 or requested by email 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.

PRICE AND MARKETING POLICY

Offers Over £275,000 are invited and should be submitted to the Selling Agents, Hastings Property Shop, 28 The Square, Kelso, TD5 7HH, 01573 225999, Fax 01573 229888 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.



