



Holme Lea, 18 Forestfield

Kelso, TD5 7BX

Offers Over £465,000



With striking period features, a retained Victorian frontage and a traditional flair throughout the interior, Holme Lea is a beautiful family home set within one of the most desirable locations in Kelso. Forestfield is a charming row of handsome stone built properties; well regarded and sought after locally for their exceptional proximity to the centre of town and nearby countryside, and offering a buyer a premium setting.



## HOLME LEA

Holme Lea has been owned by the same family for the best part of a century – this wonderful property provides an enviable home with adaptable accommodation presented on three floors, a fantastic private plot and landscaped garden, providing plenty of off street parking with a generous drive and a garage, and with endless scope to modernise further as required.

The ground floor opens to a traditional reception hall showcasing the curved stair and extending to the main public room with stunning bay window and feature fireplace. The fitted breakfasting kitchen, a useful utility room with pantry and laundry facilities, a family bathroom and a ground level bedroom overlooking the rear garden are also set on this floor. There is a useful home office set to the front and an excellent selection of storage throughout.

Upstairs, a further reception room mirrors the lounge; with a beautiful bay window and open fire, and would also lend well as a master bedroom with potential for an ensuite facility being on the adjoining wall to the family bathroom. Two further double bedrooms and a single bedroom are also set on this level, with a fitted attic stair opening to a bedroom or hobby space and excellent storage above.

The garden is a wonderful complement to the property; with a spacious front section of ground allowing for parking for several vehicles, access to the side of the house to the garage and outhouses, and a generous section of lawn is set to the rear with patio and mature planting.

## 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.

## FEATURES

- Stunning Georgian Period Property
- Excellent Location for Facilities and Amenities
- Sought After Area
- Well Presented and Maintained
- Charming Garden
- Generous Drive & Garage

## ACCOMMODATION SUMMARY

Entrance Vestibule, Hallway, Sitting Room, Study, Dining Room / Bedroom, Kitchen, Utility Room, Rear Vestibule, Bathroom. First Floor Landing, Three Bedrooms, Drawing Room, Bathroom, Attic Floor Landing Bedroom

## SERVICES

Mains gas, electric, water and drainage.

## ADDITIONAL INFORMATION

All integrated appliances, fixed flooring, curtain poles and blinds are included in the sale price. Some items of furniture may be available by separate negotiation.

## ENERGY EFFICIENCY

Band E.

## COUNCIL TAX

Band F.

## 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](http://www.hastingslegal.co.uk) or requested by email [enq@hastingslegal.co.uk](mailto: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 £465,000 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.



