

HASTIN<sup>LEGAL</sup>&S



Teasel Bank

Sprouston, TD5 8HW

Offers Over £550,000







An exceptional  
Scandinavian designed  
property, peacefully  
positioned into a pretty  
village setting on the  
banks of the River  
Tweed, close to Kelso





Peacefully set towards the edge of this pretty village on the banks of the River Tweed, Teasel Bank is an exceptional Scandinavian designed home. Occupying a large and highly private plot, this property offers a fantastic level of accommodation with a choice of living spaces on the first floor and four spacious bedrooms located on the ground floor. The layout of the property has been carefully considered to make the very best of the setting; the impressive first floor living room has an array of windows with fabulous views to the river whilst this room and the family room have direct access to a balcony that commands an aspect over the beautifully landscaped gardens below - a perfect spot for morning coffee or alfresco dining. For those seeking an adaptable family home, Teasel Bank is a fantastic prospect with the added benefit of a village primary school just a short walk away, and whilst the location affords plenty of peace and tranquility the amenities within Kelso are only a short drive away ensuring the very best of both worlds.

## LOCATION

Sprouston is a charming village positioned just 3.7 miles from Kelso, surrounded by countryside and farmland, and well connected via the B6350. 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

## ACCOMMODATION SUMMARY

Ground Floor: Reception Hall, Master Bedroom with En-Suite Shower Room and Dressing Room, Three Further Double Bedrooms and Wet Room.

First Floor: Family Room/Lounge (Log burner) with access to balcony, Sitting Room with access to balcony, Dining Kitchen, Utility Room, Larder, WC and Office

Lower Ground Floor: Integral Double Garage, Workshop/Office.

## HIGHLIGHTS

- Sought after village setting • Views to the River Tweed • Flexible living spaces
- Balcony overlooking the gardens • Large landscaped gardens • Home working solutions • Integral double garage

## ACCOMMODATION

The reception hall ensures a warm welcome and is a very useable space, with a connection to the rear gardens. Off the hall in one direction lies the master bedroom suite; a sizeable double complete with en-suite shower room and dressing room whilst an inner hallway gives good separation to the three further bedrooms; each a well proportioned double enjoying a garden aspect, with the main shower room providing wet room style facility.

The living spaces are cleverly located at first floor level to enjoy the best of the views and setting. Offering a good degree of flexibility a number of the rooms could be used in a variety of ways depending on preference. This floor is centred around a very cosy family room/lounge which features a log burning stove; a lovely room for families to come together and with access to the sunny balcony. Extending off this room is the impressive sitting room; flooded with natural light, this room boasts an array of windows that command a view towards the river, not to mention access on to the balcony that overlooks the gardens below – the perfect spot for morning coffee or alfresco dining. The dining kitchen is well appointed with a useful utility room and larder off. For those working from home there is also a dedicated office; a very peaceful room with a pleasant outlook and a useful cloakroom with WC next door.

The lower ground floor of the property is occupied by the integral double garage with remote controlled vehicular doors. Towards the rear of the garage is a workshop with potential use as a further office if required and a staircase allows integral access to the house.

## EXTERNAL

Beautifully landscaped, the gardens boast fantastic levels of privacy and with the south/south westerly aspect, they catch the sun for much of the day. A large paved patio extends immediately from the property with neat areas of lawn beyond and established planted beds and borders. An impressive water feature provides a sense of calm with the sound of running water whilst beyond that there are productive vegetable plots, fruit gardens and a potting shed. The far corner of the garden is currently home to a few chickens, with a well placed seating area that enjoys the views towards the river. To the front, the private gated driveway offers multi car parking with ample space to also accommodate a motor home or such if desired.

## SERVICES

Mains water, electricity and drainage. Double glazing. Partial oil fired underfloor heating to the first floor accommodation, wet room and en-suite on the ground floor. Ground floor bedrooms are fitted with panel heaters. Heat recovery system and multi fuel stove in the first floor family room/lounge.

## COUNCIL TAX

Band G

## 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](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.

## PRICE & MARKETING POLICY

Offers over £550,000 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.





