

HASTIN^{LEGAL}&S

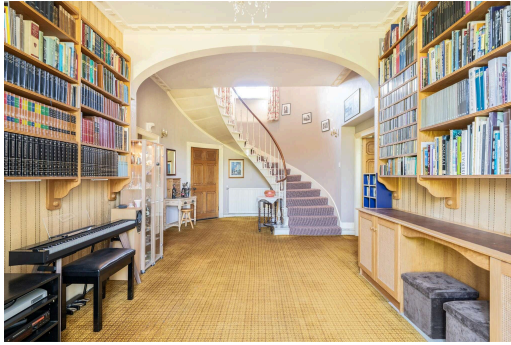


Maxwell Place

Maxwell Lane, Kelso, TD5 7BB

Offers Over £795,000





Substantial Georgian mansion, spanning approx. 510m², comprising a main house, and two separate guest wings. Comprising 8/9 bedrooms, original period details and southerly garden aspect, offering space with exceptional privacy a 400m level walk from the heart of Kelso.



MAXWELL PLACE

A rare opportunity to acquire a substantial Regency Georgian mansion, spanning approximately 510m², beautifully positioned in the historic town of Kelso. Believed to have once been owned the renowned writer Sir Walter Scott, this distinguished residence offers a unique blend of heritage, scale and convenience with established licence to host up to 10 guests in its wings, as part of a private residence. The symmetrical neo-classical property comprises a grand main central house and self-contained first floor East and two storey West wings which the present owner has established as highly rated AirBnB short term lets. The first floor offers eight spacious bedrooms, two in the integral West Wing which hosts own entrance door, and three in the separately accessed East Wing. It is ideal for multi-generational living, hosting friends and the property would lend itself to conversion to commercial accommodation.

The main house showcases an array of period features, including a striking Georgian coombed ceiling in the master bedroom, period cornices and friezes, traditional sash and case windows with shutters and discreet skirting board radiators. A sweeping staircase with ornate cast-iron balusters and mahogany handrail leads up from the central hall with its library shelving to a spacious landing, the three large bedrooms and main bathroom. The ground floor includes a substantial utility space under the East Wing first floor annexe.

Externally, the southerly facing garden grounds lie predominantly to the front of the property, laid to lawn with mature shrubs, offering a peaceful and private setting. Ample private parking is available for residents and guests alike.

This is a truly exceptional home, steeped in history, offering a rare combination of grandeur, comfort and appeal in one of the Borders' most desirable locations.

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.

HIGHLIGHTS

- Approx. 510m² of accommodation
- Wing and Annexe with own entrance
- Southerly facing garden grounds
- Elegant period features & Historic ties

ACCOMMODATION SUMMARY

Main House – Entrance Vestibule, WC, Reception Hallway, Drawing Room, Inner Hallway, Study, Sitting Room/Dining Room, Kitchen. Three Bedrooms, Bathroom.

East Wing – Rear Hallway, Laundry/Bathroom, Office/Study, Photographic Studio, Entrance Vestibule. Sitting Room, Kitchen, Two Bedrooms, Bathroom.

West Wing – Entrance Hall, Sitting Room Study/Bedroom, Kitchen WC, Three Bedrooms, Bathroom.

SERVICES

Mains water, electricity, gas central heating. The main house and two wings each have their own mains gas and electricity.

ADDITIONAL INFORMATION

The sale shall include all carpets and floor coverings, light fittings, kitchen fittings and bathroom fittings, oak library shelving and all fitted storage, garden furniture, sheds and storage. In the main house, large antique oak roll top desk, large George V mahogany desk subject to

agreement.

AirBnB furniture and appliances shall be included by negotiation. Plans are available for granted permission now lapsed for the erection of two detached garages, drive access to the garden front and agate wall enclosing the Maxwell Lane courtyard.

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 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 £795,000 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.

