

HASTIN^{LEGAL}&S



Tweedsyde House

Kelso, TD5 7PX

Offers Over £900,000





Revered locally as one of the finest positions in Kelso, Tweedsyde House encapsulates the best of both town and country, in a blend of traditional and modern flourishes, offering an incredible opportunity for a lifestyle home in the heart of the Scottish Borders.



TWEEDSYDE HOUSE

This impressive home is situated within walking distance of the charming cobbled town and its vibrant market place – yet overlooks endless countryside with uninterrupted views of River Tweed and beyond, with a backdrop of beautifully matured garden and grounds. The perfectly private setting and extensive plot extending to 1.75 acres allows for endless opportunity and the potential of further development and with the lodge house also available by negotiation, a secondary income stream is obvious.

Our aerial footage and drone photography provides an excellent insight and sense of the impressive plot, highlighting the fully enclosed privacy and proximity to the best of Kelso's amenities and rural landscapes.

The main house is a modern built property with a focus on natural light, quality fixtures and an extensive square footage; with a choice of five living spaces, each linking with a grand reception hall, the property includes four main bedrooms and a principal suite.

The house is surrounded by the more formal, decorative gardens and vistas over the Tweed, with an additional walled garden, allotment kitchen garden, former stable block and separate garages and outbuildings. The historic lodge house at the foot of the drive can provide a development project as overflow accommodation or further income stream, and is available by negotiation with its own Home Report in place.

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

- Incredible setting overlooking the River Tweed and beyond
- Exceptional plot on the fringes of Kelso
- Architect designed house extending to 405 sq m
- Generous and fully enclosed garden with stable blocks and garages
- Modern built home – no Listed status – opportunity awaits!

ACCOMMODATION SUMMARY

Entrance Vestibule, Reception Hallway, Drawing Room, Sitting Room, Dining Room, Sun Room, Family Kitchen, Utility Room, Rear Vestibule, Ground Level Bedroom with Jack and Jill en-suite, Cloakroom

First floor: Landing, Master Bedroom with Dressing Room and En-suite Bathroom, Study, Three Further Bedrooms Family Bathroom.

TWEEDSYDE LODGE

Located at the entrance of Shedden Park Road this is a traditional two bedroom lodge with quaint lawned garden to rear, and would make an excellent addition to the main house ideal for extended family or investment with letting history. Accommodation includes:- Entrance Vestibule, Hallway, Living Room, Kitchen, Two Bedrooms and Bathroom. Garden.

Home Report available on request - available at Offers Over £225,000.

SERVICES

Gas central heating, mains water & electricity.

ADDITIONAL INFORMATION

The sale shall include all carpets and fitted floor coverings, light fittings, curtain poles, blinds and integrated kitchen appliances.

COUNCIL TAX



Band H.

ENERGY EFFICIENCY

Band C.

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 £900,000 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.



