

HASTIN^{LEGAL}&S



9 The Yett

Kirk Yetholm, TD5 8PL

Offers Over £275,000





Enjoying an idyllic location, quietly tucked away within this highly regarded cul de sac at the foot of the Cheviot Hills, the property has been thoughtfully designed to make the most of fantastic uninterrupted views toward Yetholm Mains, Shotton and the surrounding countryside.



9 THE YETT, KIRK YETHOLM

The charming village of Kirk Yetholm offers the modern buyer an enviable lifestyle location; surrounded by truly glorious rolling landscape, the setting offers the best of a rural way of life, with a super community at its heart and excellent links to the nearby town of Kelso and further afield. 9 The Yett is a beautifully maintained, link detached property suiting a range of buyers; with future proof elements such as ground level living and bedroom it works well as a retirement or forever home, and would lend itself well as a family home, with the garden and outlook a wonderful complement to the spacious accommodation. The ground floor provides exceptional reception space with a generous lounge with panoramic outlooks over the garden and view beyond as well as a wood burning stove, with a second reception room currently used as a dining room adjoining a modern fitted kitchen. To the far end, a double bedroom is serviced by the neighbouring cloakroom. Upstairs, two further double bedroom enjoy wonderful elevated outlooks, with a bright shower room across the landing. A private and enclosed garden sits to the rear - with the most fabulous outlooks towards Yetholm Mains, Shotton and the surrounding countryside. A paved patio provides an ideal area for al fresco dining with easily maintained gravelled borders and lawn area, A timber shed provides garden storage with an additional lawned garden set to the front of the property with driveway providing parking for several vehicles in addition to the integral garage.

LOCATION

Yetholm is a thriving rural community situated at the end of the Pennine Way, with an excellent range of services available locally including primary education, Doctor's surgery, filling station, post office, licensed bar, public hall and playing fields. The nearest town is Kelso, some seven miles distant, which has good educational and sporting facilities and quality shops. The local area has much to offer those interested in country pursuits with Tweed fishing, National Hunt racing and walking in the Cheviot Hills. Both Edinburgh and Newcastle, with their International airports, are easily commutable within approximately one hour's drive, with intercity rail connection available at Berwick upon Tweed some 23 miles distant.

HIGHLIGHTS

- Village Setting
- Incredible Countryside Views
- Spacious Accommodation
- Garden & Driveway

ACCOMMODATION SUMMARY

Entrance Hall, Living Room, Dining Room, Kitchen Bedroom One, Cloakroom WC. First Floor Landing, Two Further Bedrooms & Shower Room.

LOUNGE 5.7m x 4m (18'7" x 13'3")
BEDROOM ONE 3.7m x 3.5m (12'0" x 11'7")
DINING ROOM 3.8m x 2.8m (12'6" x 9'2")
KITCHEN 4.1m x 2.9m (13'5" x 9'5")
SHOWER ROOM 2.9m x 1.6m (9'8" x 5'3")
BEDROOM TWO 4.1m x 3.4m (13'6" x 11'3")
BEDROOM THREE 4.1m x 2.3m (13'6" x 7'8")

SERVICES

Mains water, drainage and electricity. Double glazing. Oil Fired Central Heating. Solar panels with battery.

ADDITIONAL INFORMATION

All carpets, floor coverings and integral kitchen appliances as mentioned will be included in the sale.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY

Rating E.

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 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.

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 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.



