



# Woodside House

Eccles, Kelso, TD5 7QP



Woodside House is an impressive detached property, beautifully tucked away into a private corner of this popular village with easy connections to Kelso, Coldstream and other nearby towns.



Woodside House is a real hidden gem; wonderfully secluded into a private corner of the village with a lovely woodland edge aspect. The nature and scale of the property is really not at all apparent until you enter the grounds via the private driveway; having originally served as two dwellings which were combined in the 1990's and then subsequently extended with the addition of the impressive double storey garden room which immediately catches your attention as you approach. The internal layout is such that it can easily adapt to different requirements or indeed the ever changing demands of modern family life; there is a lovely balance between living space and bedroom accommodation with the added benefit of bedroom and bathroom/shower room facilities on both levels. The grounds are extremely private and have been designed for ease of maintenance; the stone wall boundary to the rear is a lovely feature. This super family home boasts a premium location; perfect for those seeking a quiet and established village setting, yet remaining close to Kelso and other surrounding towns and villages ensuring the best of country living with plenty of convenience.

### LOCATION

Eccles is a small borders village approx six miles equi-distant from Kelso and Coldstream, with a church and village hall. The village is conveniently situated one mile from the A697 and within an hour of Edinburgh by car with the main east coast rail line at Berwick upon-Tweed, some 18 miles distant. The Border towns of Kelso, Coldstream and Duns are within easy reach where local facilities include primary & secondary schooling, local shopping, parks and various sporting opportunities including tennis courts, swimming pool, two 18-hole golf courses and the nearby Hirsell Estate.

### ACCOMMODATION SUMMARY

Ground Floor - Entrance Hall, Lounge, Dining Room/ Office, Garden Room, Dining Kitchen, Rear Hall, WC, Utility Room, Two Double Bedrooms (One with en-suite cloakroom) and Family Bathroom. First Floor - Sitting Room/1st Floor Garden Room, Two Further Double Bedrooms, Shower Room and Two Large Floored Attic Store Rooms.

### KEY FEATURES

\*Impressive Detached Property \*Fabulous Double Storey Garden Room

Extension \*Wonderfully Private Village Position \*Generous & Versatile Accommodation \*Woodland Edge Aspect \*Enclosed Walled Gardens

### ACCOMMODATION

The ground floor hosts great living accommodation with a lovely blend of traditional and modern styles. The garden room extension to the front of the building is a lovely contemporary space; flooded with sun light and boasting a light and airy ambience. Fully glazed with an aspect over the front garden grounds and double doors giving a lovely connection to the outside space. A more traditional aspect to the property can be found in the main lounge; within the original part of the building and with an impressive double height vaulted style ceiling. A large feature fireplace hosts a log burner whilst French doors at the front open to the gardens. Double doors to the rear of this room lead to the adjoining dining room or home office if preferred; a restful room, ideal for entertaining guests or as a peaceful work environment – an external door gives access to the rear walled garden. Situated to the Eastern end of the property is the tasteful dining kitchen; fitted with a lovely range of units complete with central island but also with ample room for family dining. Windows overlook the gardens to the front and side. The rear hall extends off with door to the garden, useful cloakroom and utility room at the back. Both ground floor bedrooms are fairly equal in size and enjoy a peaceful aspect over the rear walled garden; one features an original cast iron fireplace and en-suite WC whilst the other offers extensive built in storage. The ground floor is served by the luxurious family bathroom; unusually also featuring an original fireplace and complete with a four piece white suite including Jacuzzi bath, steam room and shower cubicle. An open staircase from the lounge leads to the upper floor with your attention immediately captured by the first floor of the garden room- currently used as an additional sitting room which commands a superb elevated aspect over the grounds below. Again both bedrooms at this level are pleasant double rooms which boast open outlooks over the farmland surrounding the village – both are served by the well-appointed shower room. To either end of the upper floor there are two large fully floored attic store rooms – both are great spaces with one benefitting from light and power.

### EXTERNAL

The private walled gardens extend around the property on all sides with

a lovely woodland aspect. Having been thoughtfully landscaped the area to the front of the property has been mainly laid with decorative chips with a central raised bed creating a large turning circle and space for multiple vehicles. The grounds to the rear catch the sun well into the summer evenings and offer a selection of planted beds and borders.

### SERVICES

Mains water, gas, electricity and drainage. Double glazing. Gas central heating

### ENERGY EFFICIENCY

Rating D

### COUNCIL TAX

Band F

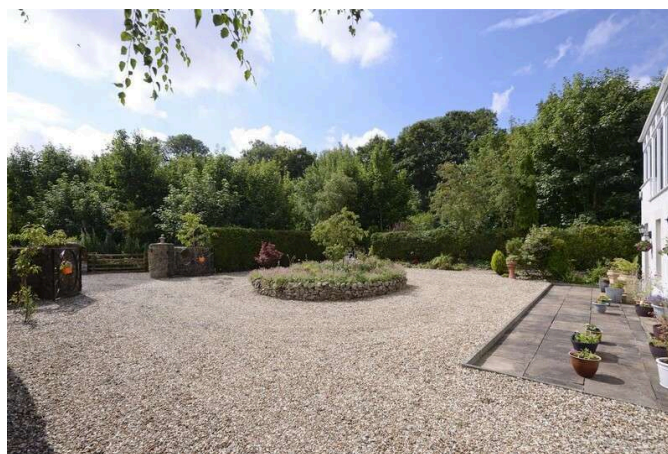
### VIEWING & HOME REPORT

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 £395,000 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.





Property Shops **01573 225999** • Kelso • Selkirk • Duns • Eyemouth • Jedburgh

Hastings Legal Services **01573 226999**