

Kelso

Call 01573 400399



CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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Dairy Wood, Deanfield Bank, Town Yetholm

TD5 8RH

Offers Over £465,000



£20,000 UNDER HOME REPORT VALUATION

Dairy Wood is a charming and deceptively spacious detached family home, tucked away in a peaceful and private location with stunning views of the Cheviot Hills. The property has a very well-proportioned layout, arranged over two floors and offers versatile and flexible living space. The accommodation comprises: vestibule, hall, lounge, dining kitchen, utility room, cloakroom/wc, large conservatory and double bedroom/study on the ground floor. Master bedroom with en-suite, three further bedrooms and bathroom on the first floor. Externally, the property boasts a large and extremely private garden, mainly laid to lawn with a pond and summerhouse. A garage and drive provide ample private parking. Early viewing of this lovely property is an absolute must.



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GROUND FLOOR:

Vestibule
Hall
Lounge
Dining Kitchen
Utility Room
Conservatory
Downstairs WC
Double Bedroom/Study

FIRST FLOOR:

Large Landing
Master Bedroom with En-Suite Shower Room
Three Further Bedrooms
Bathroom

Oil Fired Central Heating
Double Glazing
Solar Panels

Large Garden
Summerhouse
Shed
Oversized Single Garage
Drive



Location

The rural village of Town Yetholm is situated around 7 miles from Kelso and has a thriving community. There are excellent local amenities located within the village including a primary school, post office, church, doctor's surgery, hotel, garage and petrol station, butcher, general store and tea room. There are numerous village societies and group activities with three well-used public hall venues. Secondary education and more comprehensive shopping facilities are available in Kelso. The area has lots to offer those with an interest in country pursuits and is an ideal location for fishing on the River Tweed or walking in the Cheviots.

Fixtures & Fittings

The sale shall include all carpets and floorcoverings, light fittings, kitchen fittings and bathroom fittings.

Services

Mains drainage, water and electricity. Oil fired central heating, double glazing, solar panels.

EPC

C

Council Tax Band

G

Viewing

Strictly by appointment with the Selling Agent.

Entry

By mutual agreement.



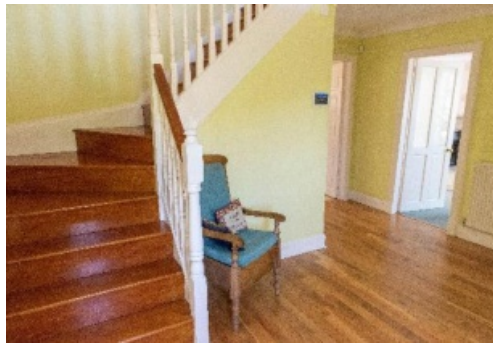
Interested in this property? Call 01573 400399

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Opening Hours:
Monday to Friday: 9.00am to 5.00pm
Saturday: 9.00am to 12.00 noon

Also At:

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Kelso,	Tel 01573 400 399
Melrose,	Tel 01896 822 796
Peebles,	Tel 01721 723 999
Selkirk,	Tel 01750 723 868
Langholm,	Tel 013873 80482
Annan,	Tel 01461 202 866/867



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Approximate Gross Internal Area = 169.0 sq m / 1819 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID979148)

Full members of:



Whilst these particulars are prepared with care and are believed to be accurate neither the Selling Agent nor the vendor warrant the accuracy of the information contained herein and intending purchasers will be held to have satisfied themselves that the information given is correct.