

Kelso

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The Whinney, Cessford, Near Morebattle, TD5 8EF

Guide Price £475,000



The Whinney is a traditional stone built cottage set upon extensive gardens which boast fantastic views to the Cheviots. This unique property lies some 7 miles from Kelso and just a short distance from the nearby village of Morebattle ensuring amenities are to hand, yet enjoying an idyllic rural setting with panoramic views of the surrounding countryside. It is a four bedroom detached cottage with entrance hall, downstairs/guest bedroom, dining kitchen, larder, front porch, snug/study, sitting room, rear hall, shower room, utility room, back hall and workshop with store and second entrance and door to garden. Upstairs includes three bedrooms, master bedroom with luxury en-suite bathroom and two further bedrooms off a second staircase and further bedroom level WC. The flexible layout provides scope to alter to suit many different styles of living and an added benefit is the converted barn to side which provides a garage and games room with planning consent to create a two bedroom dwelling. This would be ideal as a holiday let or for extended family. As well as the barn there is a stone built outbuilding currently used as a workshop.



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Ground Floor:
Entrance Hallway
Dining Kitchen
Laundry Room
Sitting Room
Study
Utility Room
Shower Room
Single Bedroom

First Floor:
Master Bedroom with En-Suite
Two Further Bedrooms
WC

Electric Storage Heating
Double Glazing

Converted barn providing a garage & games room
Outbuilding currently used as a workshop
Large pull in parking area/driveway

Extensive gardens with superb views



Location

The property lies between the small village of Morebattle and the larger town of Kelso, giving the ideal balance of a quiet, rural location yet enjoying good access to surrounding towns and villages, as well as routes outwith the area.

Morebattle is an attractive rural village lying around 7 miles south of the Abbey town of Kelso, beside the River Kale. The village has a grocer's shop, an outreach Post Office, Village Hall, Butcher Shop, Church and the excellent Templehall Hotel, providing everyday amenities with a wider range in Kelso. Morebattle has its own primary school with secondary schooling available at the modern High School in Kelso.

Kelso is one of the most attractive towns in the Scottish Borders, situated at the confluence of the Rivers Tweed and Teviot with its focal point being the Flemish style town square. There are excellent facilities in Kelso including National Hunt Racing, Curling, Golf, Swimming, Rugby, Tennis, Cricket, Bowls and Fishing. Kelso lies approximately 43 miles south of Edinburgh, 25 miles west of Berwick-Upon-Tweed and 70 miles north of Newcastle Upon Tyne. The new Waverley rail link from Edinburgh to Tweedbank can be reached in around 30 minutes from Kelso.

Fixtures & Fittings

The sale shall include all carpets and floor coverings, light fittings, and the kitchen and bathroom fittings.

Services

Mains water supply with drainage to a septic tank. Mains electricity and heated by means of electric storage heaters. Double Glazing.

EPC

F

Council Tax Band

D

Viewing

By appointment with the Selling Agent.

Entry

By mutual agreement.



Interested in this property?
Call 01573 400399

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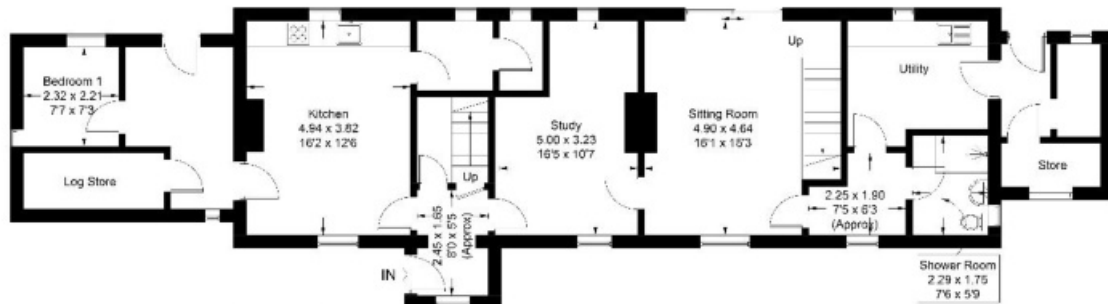


The Whinney, Cessford Road, Morebattle, TD5 8EF

Approximate Gross Internal Area = 199.5 sq m / 2147 sq ft



First Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1075273)

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.