

**Kelso**

**Call: 01573 400 399**

**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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# Green Pastures & Holiday Lodges

Wester Softlaw, Kelso, TD5 8DZ

Situated within the small hamlet of Wester Softlaw on the outskirts of Kelso and boasting fantastic views from every window, Green Pastures is an extremely spacious and flexible detached bungalow with a self-contained annexe, detached garden room and two holiday lodges – providing a ready-made business with potential for further growth. The self-contained annexe comprises: lounge, kitchen, bedroom and shower room which could easily be used to increase the living accommodation of the house, if required. In addition to the house, there is a detached garden room, currently used as an office but could also be used for a number of different purposes as it has a kitchen and shower room. The sale also includes two detached lodges, located next to the main house, which are successfully operated as holiday rentals and will be sold as a going concern. Externally, the property has a large enclosed garden, monoblock drive, detached garage and shed. Early viewing is absolutely essential to fully appreciate all the property comprises.





# Green Pastures & Holiday Lodges

Wester Softlaw, Kelso  
TD5 8DZ

## DETACHED BUNGALOW

Vestibule  
Hall  
Lounge  
Dining Kitchen  
Conservatory  
Utility Room  
Master Bedroom with En-Suite  
Two Further Bedrooms  
Family Bathroom

## SELF CONTAINED ANNEXE

Annexe Lounge  
Annexe Kitchen  
Annexe Double Bedroom  
Annexe Shower Room

## DETACHED GARDEN ROOM

Open Plan Lounge/Kitchen/  
Bedroom  
Shower Room

Large Garden  
Detached Garage  
Large Monoblock Drive  
Shed

Oil Fired Central Heating  
Solar Panels with Battery Packs  
Double Glazing





**LOCATION:**

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, Ice Skating, 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 Waverley rail link from Edinburgh to Tweedbank can be reached in around 25 minutes from Kelso. Two primary schools and a secondary school are available within Kelso and private schooling is available at St Mary's in Melrose and Longridge Towers near Berwick.

**FIXTURES & FITTINGS:**

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

**SERVICES:**

Mains water and electricity. Oil fired central heating, double glazing, solar panels with battery packs. Private drainage to a septic tank.

**EPC:**

C

**COUNCIL TAX BAND:**

G

**VIEWING:**

Strictly by appointment with the Selling Agent.

**ENTRY:**

By mutual agreement.









## Green Pastures, Wester Softlaw, Kelso

Approximate Gross Internal Area = 214.8 sq m / 2312 sq ft

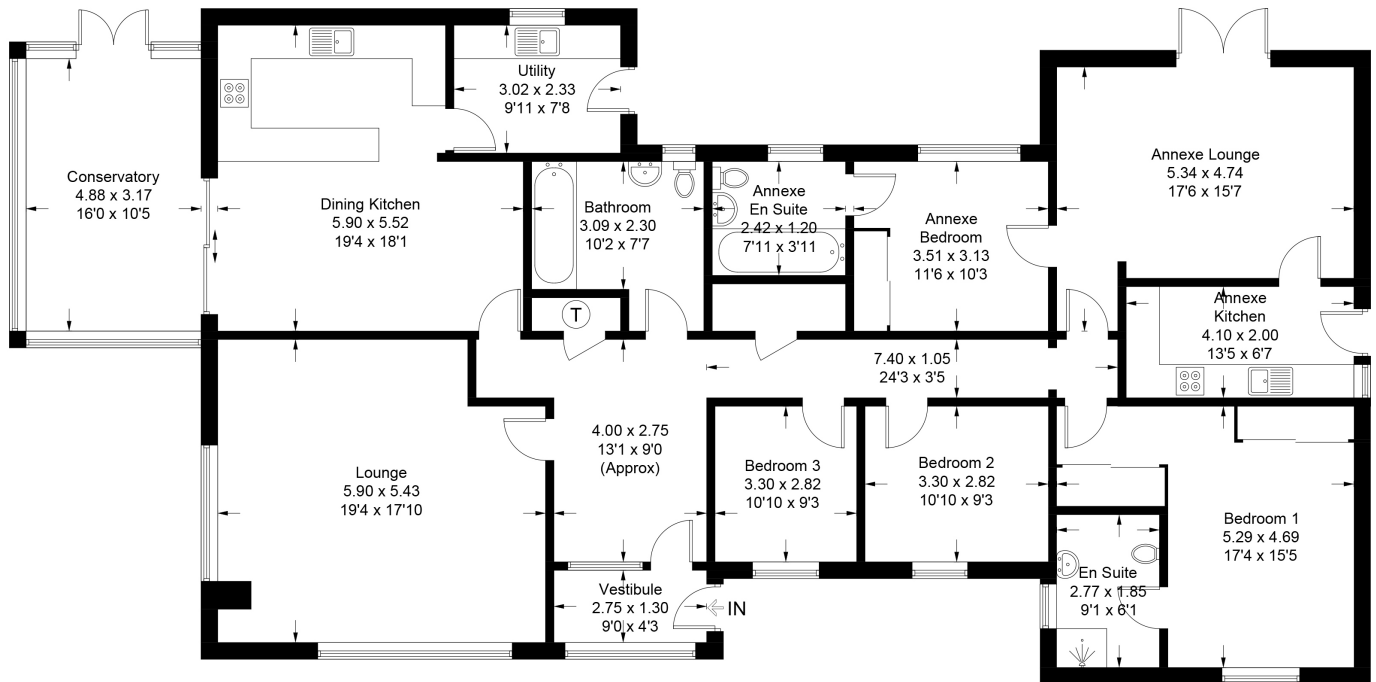


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1118216)

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Interested in this property?  
**Kelso**  
Call 01573 400 399

43 The Square, Kelso, TD5 7HL

Fax: 01573 400 388

Email: [kelso@cullenkilshaw.com](mailto:kelso@cullenkilshaw.com)

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

Also At:  
Galashiels, Tel 01896 758 311  
Jedburgh, Tel 01835 863 202  
Hawick, Tel 01450 3723 36  
Kelso, Tel 01573 400 399  
Melrose, Tel 01896 822 796  
Peebles, Tel 01721 723 999  
Selkirk, Tel 01750 723 868

**Offers In The Region Of £670,000**



Full members of:







### **HOLIDAY LODGES:**

Two Detached Holiday Lodges – Sold as a going concern.

The detached timber lodges can sleep up to 4 people per lodge and consist of a large bedroom with a king bed, twin room, separate shower/WC and a living area with kitchenette. Outside is an adjoining small separate outbuilding containing a heated drying rack and space for storage. From the private hot tubs you can enjoy the open location which offers unbroken views over the town of Kelso and beyond, including Floors Castle, Hume Castle, Smailholm Tower and the Eildon Hills.

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.