

Kelso

Call 01573 400399



CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM



Le Thyl, 10 Grafton Bank, Town Yetholm, Kelso, TD5 8SB

Guide Price £300,000



Nestled in the charming and highly sought-after village of Town Yetholm, this well-proportioned four-bedroom detached property offers stunning, uninterrupted views over the Cheviot Hills. The home is set within meticulously maintained garden grounds, providing a peaceful and private setting. The accommodation is bright and airy throughout, designed with flexibility in mind to suit a variety of lifestyle needs. Spacious living areas and well-appointed rooms create a welcoming atmosphere, perfect for both family life and entertaining. A notable feature of this property is the generous paddock to the rear, extending to just under one acre, perfect for those seeking extra outdoor space. The property also includes the added benefit of a garage and driveway, providing ample parking and convenient access. This exceptional home combines rural tranquility with practical living and is a rare opportunity in this popular location. Early viewing is highly recommended to fully appreciate all that this property has to offer.



Le Thyl, 10 Grafton Bank, Town Yetholm, Kelso, TD5 8SB

Guide Price £300,000

Ground Floor:
Entrance Hall
Shower Room
Double Bedroom

Lower Ground Floor:
Sitting Room
Sun Room
Kitchen/Breakfast Room

First Floor:
Landing
Three Double Bedrooms
Bathroom

Oil Fired Central Heating
Double Glazing

Surrounding Garden Grounds
Timber Summerhouse
Paddock (extending to just under one acre)
Garage
Driveway



Location

The charming rural village of Town Yetholm, located just seven miles from Kelso, boasts a vibrant and welcoming community. Residents enjoy a range of excellent local amenities, including a primary school, post office, church, hotel, garage, butcher and general store. Town Yetholm thrives with numerous societies and group activities, supported by three well-maintained and frequently used public halls. The surrounding area is a haven for outdoor enthusiasts, offering exceptional opportunities for fishing on the River Tweed and scenic walks across the Cheviot Hills.

For secondary education and a broader selection of shopping options, the nearby town of Kelso is easily accessible. With Edinburgh and Newcastle reachable within approximately an hour's drive, Town Yetholm perfectly balances peaceful countryside living with convenient access to city amenities.

Fixtures & Fittings

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

Services

Mains drainage, water and electricity. Oil fired central heating. Double Glazing

EPC

D

Council Tax Band

E

Viewing

Strictly by appointment with the Selling Agents

Entry

By mutual agreement.



Interested in this property?
Call 01573 400399

43 The Square,
Kelso, TD5 7HL
Phone: 01573 400399
Fax: 01573 400388
Email: 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
Langholm,	Tel 013873 80482
Annan,	Tel 01461 202 866/867



Le Thyl, 10 Grafton Bank, Town Yetholm, Kelso, TD5 8SB

Approximate Gross Internal Area = 140.1 sq m / 1508 sq ft
Garage = 23.0 sq m / 247 sq ft
Total = 163.1 sq m / 1755 sq ft

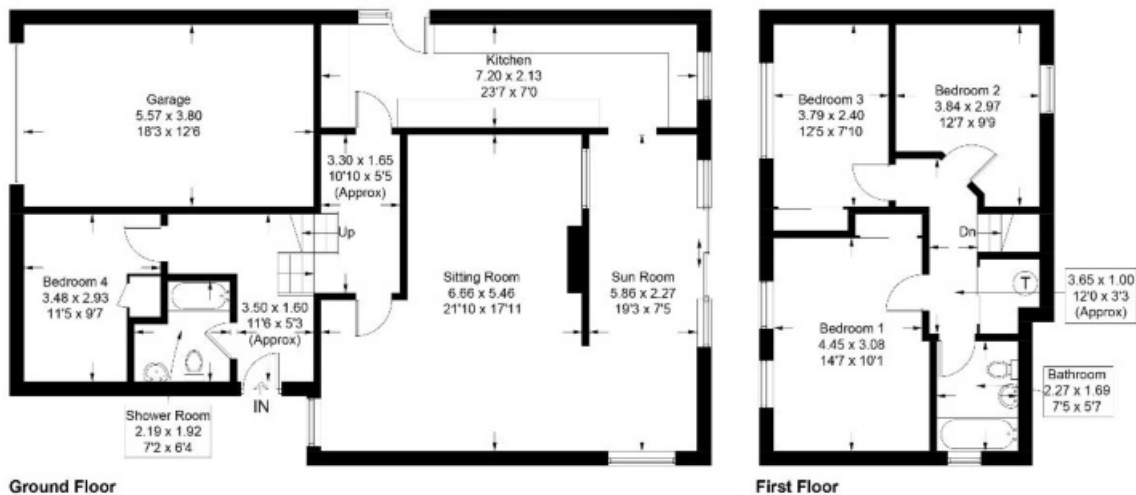


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1215216)

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.