



**JIM HAY**  
ESTATE AGENTS



The Old Farmhouse High Street Town Yetholm Kelso TD5 8RA

In Region Of £285000



## **The Old Farmhouse High Street Town Yetholm Kelso TD5 8RA**

Originally built around 1750, but modernised, altered and extended at later dates to provide the current accommodation.

The current owner has renovated the property to some extent, but there is still the opportunity carry out further updating, adding at least another 2 bedrooms if required on the top floor.

Located in the Scottish Borders in the charming village of Town Yetholm, which lies around 7 miles from Kelso, where a wide range of services can be found. If you are looking for a quiet life at a slow pace with excellent rural outdoor pursuits and great walking routes and scenery, this is the place.

The accommodation comprises; Entrance hallway, living room/Dining Room with Aga, master Bedroom with en-suite shower room and kitchen on the ground floor. Large first floor landing, bathroom and 3 further double bedrooms on the first floor and the possibility of 3 further bedrooms on the top floor. In total around 191 SQM of living space.

Benefitting from oil central heating and mains water & drainage.

The property is presented in excellent clean and tidy order in the style of a traditional farmhouse with many original features, such as fireplaces, thick walls, small windows and ornate ares of original woodwork.

To the rear there is a large enclosed garden, laid mainly to lawn, with a large shed, summer house with log burner, enclosed dining canopy and old caravan , utilised as a potting shed. There is access to the rear garden from a lane at the side of the house.

A very original and unique property , it really has to be seen to fully appreciate its size, character and charm. Would make a great Air B&B or guesthouse or holiday let, would also make a great family property, retirement home.

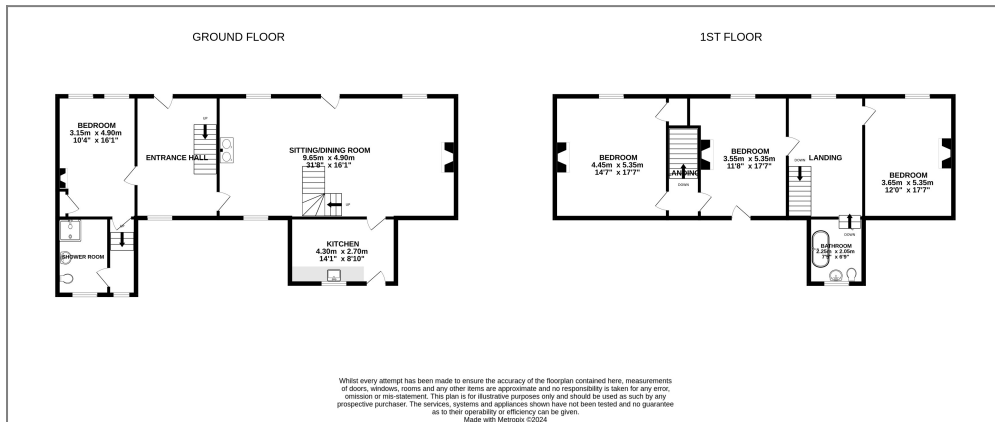
### **What we like about this property**



Location, Unique Property, Size, Further Potential







Council Tax Band: D

EPC Rating: G

**Viewing:**

Strictly via Jim Hay , 100% accompanied

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