





Priorbank is a most appealing and extremely impressive four-bedroom detached stone-built house enjoying an enviable position, with stunning mature gardens, an abundance of character along with many fine period features. The substantial garden grounds have been thoughtfully laid out that include a wide variety of trees, shrubs and flowering plants plus a delightful pond and wooded areas. This beautiful setting creates the feel of being in the middle of countryside, yet the house lies within the heart of the historic town of Kelso, on a pleasant cul-de-sac, with lovely riverside walks nearby and a short stroll to a number of amenities.

The house itself offers versatile and comfortably proportioned living throughout which would suit a wide range of buyers. Ideal as a delightful family home, or quality 'downsize', the unique layout adds to the charm and appeal of this property which boasts period features that include cornicing, high ceilings, original windows and door and working shutters.

Lying across two main levels, with a front and rear staircase, the flexible family accommodation currently comprises four bedrooms, two of which have ensuite bathrooms, a family bathroom, a sitting room accessing the conservatory, a dining room, a family room/bedroom five, a breakfasting kitchen with Stanley Range, and a downstairs WC. With real flame gas fire in the sitting room, and gas central heating, it provides a warm and comfortable home in a very desirable location.

Externally, the extensive private grounds lie predominantly to the front and side and are mainly laid to lawn and include several areas to sit out and enjoy more informal entertaining. The large expanse of lawn is bordered by a wide variety of specimen trees and flowering shrubs, a pond and a central path running down to the generous parking area, which is accessed via double electric gates, off Hermitage Lane that is sheltered by a woodland area surrounding it. In addition, there is also a good-sized integral garage, at the house, with sink and plumbing making for a handy utility area, plus useful rafter storage. The property can either be accessed from the front, directly via a pedestrian gate off the street, the parking area, or at the side via a courtyard area with door leading into rear hall and into the kitchen. There is useful external storage with a store room just off the garage, as well as further store cupboards off the conservatory.

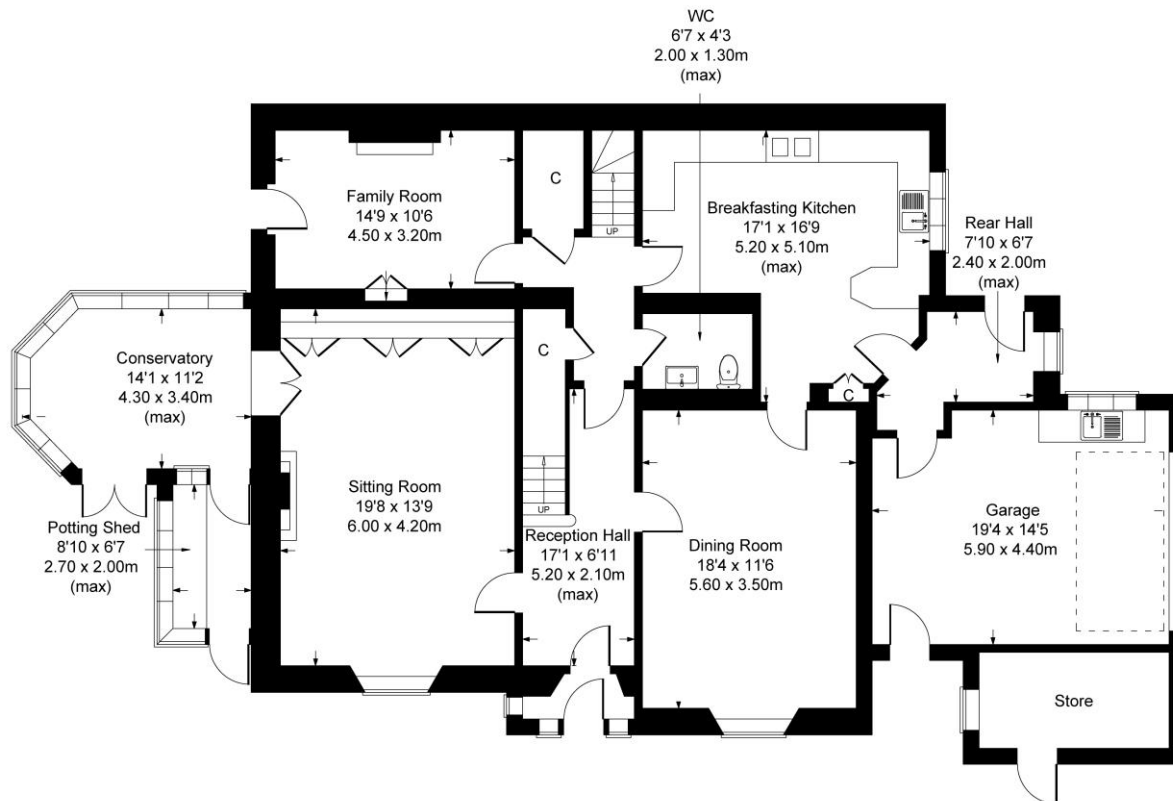
Most Border towns are readily accessible from this location, as is the East Coast mainline railway station at Berwick-upon-Tweed which is only half an hour from Kelso; with the station at Tweedbank - linking to Edinburgh Waverley and offering free parking - also within a thirty-minute drive.

Edinburgh 44.5 miles. Berwick upon Tweed 24 miles. St. Boswells 11 miles. Melrose 18 miles.
(All distances are approximate)

Location:

Priorbank on Hermitage Lane is situated in the heart of the charming and historic market town of Kelso, home of the famous Junction Pool, which boasts some of the best salmon fishing in the world. Situated on the banks of the River Tweed, the town is protected to the north by the Lammermuir Hills and the Cheviots to the south and lies in one of the most beautiful valleys in the country. As a thriving market town, Kelso provides an extensive range of amenities including a variety of specialist and high street shops, a Sainsbury's supermarket, restaurants, ice rink, swimming pool, community hospital and a medical centre. Local tourist attractions include Floors Castle, home of the Duke of Roxburghe, Mellerstain House and Kelso Abbey. There are a variety of outdoor pursuits in the area including horse riding, fishing on the River Tweed, National Hunt racing and a golf course in the town as well as the Championship course at the Roxburghe. For walkers, there is ready access to the Pennine Way and St. Cuthberts Way. The catchment for schooling is the Kelso Primary and Kelso High School, with private education available at Longridge Towers near Berwick-upon-Tweed or St. Mary's Preparatory School in Melrose. Plentiful road links are accessible from Kelso plus the A68 which links to Edinburgh and Newcastle, both of which have international airports, or via the A1 at Berwick-upon-Tweed only twenty-three miles away which has a mainline railway serving the East Coast, with a fast train to London taking around four hours. The Borders Railway, running from Tweedbank to Edinburgh, lies approximately sixteen and a half miles away.

Priorbank, Hermitage Lane, Kelso TD5 7AN

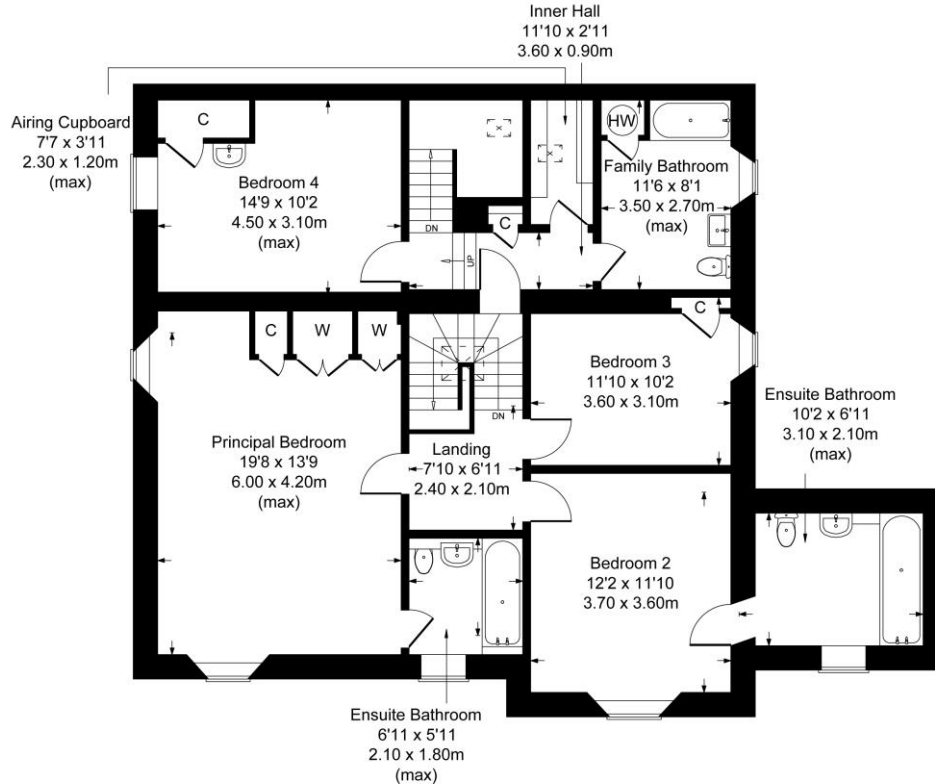


GROUND FLOOR

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Priorbank, Hermitage Lane, Kelso TD5 7AN



FIRST FLOOR

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Directions:

For those with satellite navigation the postcode is TD5 7AN

Coming from St. Boswells take the A699 signposted Kelso. Continue for around eight miles until you come to the approach to the town, taking the fork to the right at the junction turning right and proceed forward up the hill. At the mini roundabout go straight over and continue onto Station Road. Take the first exit off the roundabout (left) and continue on this road, going over the bridge over the River Tweed then turn left at the next roundabout onto Shedden Park Road. Hermitage Lane is on the left-hand side. Drive to the bottom of the lane where there are double gates on your right-hand side that lead into the private driveway.

FURTHER INFORMATION:

Fixtures and Fittings:

Only items specifically mentioned in the particulars of sale are included in the sale.

Services:

Mains electricity, mains gas, mains water, mains drainage, telephone and broadband.

Outgoings:

Scottish Borders Council Tax Band Category: G

EPC Rating:

Current EPC: E48

Viewings:

Strictly by appointment with the selling agents.

Offers in Scottish legal form must be submitted by your solicitor to the selling agents. Interested parties are also advised to instruct their solicitor to note interest with the selling agents. In the event of a closing date being set the seller(s) shall not be bound to accept the highest offer or any offer and the seller reserves the right to accept any offer at any time. No responsibility can be accepted for expenses incurred in inspecting or visiting properties which have been sold or withdrawn.



Whilst these particulars have been carefully prepared and are believed to be correct, their accuracy cannot be guaranteed. They must not be relied upon as statements or representations of fact and shall not form part of any offer or contract thereon.

The text, photographs, plans or diagrams, within these particulars are for guidance only, and all areas, room measurements and distances are approximate.

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