



ROSEBANK CEMETERY LODGE, KELSO, TD5 7BW
OFFERS OVER £495,000



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ROSEBANK CEMETERY LODGE, KELSO, TD5 7BW

FULLY RENOVATED THREE BEDROOM LODGE WITH DEVELOPMENT POTENTIAL

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We are delighted to bring to the market this impressive stone-built detached lodge, ideally positioned in the heart of the ever-popular market town of Kelso. The current owners have sympathetically and meticulously transformed the property through conversion, extension and full refurbishment, with the result now nearing final completion. A major additional feature is the substantial steel-framed building to the rear, extending to approximately 175 sqm. There is full planning permission already in place for its demolition and replacement with a second detached three-bedroom dwelling incorporating a glass atrium. All planning contributions have been paid, and the architect is willing to work with the purchaser on any amendments to the approved design, if desired.

With its distinctive stone frontage, newly completed stylish interior and valuable development consent, this is a rare opportunity to acquire a striking detached home in the Scottish Borders. The property has been comprehensively upgraded throughout, including new Welsh slate roof, rewiring and gas central heating. A high-quality finish has been achieved, creating a rare blend of architectural presence, superior specification and modern-day comfort.

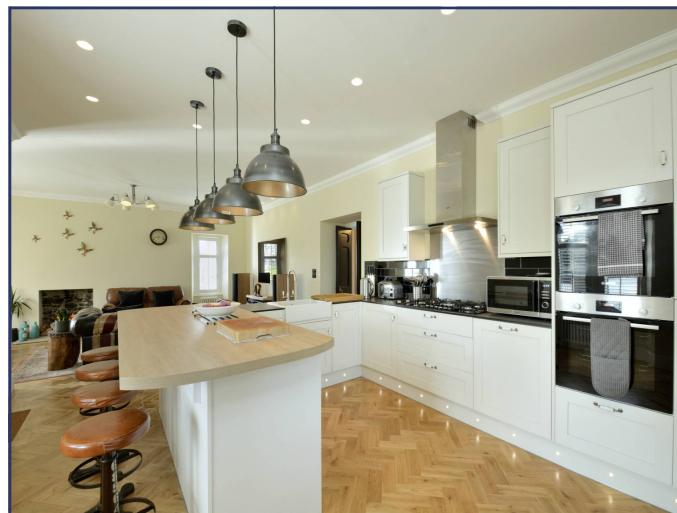
The entrance hall immediately sets the tone, with its statement monochrome flooring, elegant proportions and carefully considered interior styling. At the heart of the home is an impressive open-plan living, kitchen and dining space, a superb room for both everyday life and entertaining, with solid oak herringbone flooring, excellent natural light and a strong sense of scale. The shaker-style kitchen is finished with contemporary worktops, a breakfast bar, integrated ovens, dishwasher, fridge freezer and induction hob beneath a stainless-steel extractor.

There are three generous double bedrooms, two with stylish ensuite shower rooms, in addition to a separate shower room and utility room. Throughout the house, the finish is fresh, cohesive and of notably high standard, with cast-iron style radiators complementing the property's character and heritage-style triple-glazed uPVC windows combining traditional appearance with modern performance.

Externally, the property benefits from a low-maintenance garden area, side access and bespoke ornamental automated entrance gates, which are due to be installed by the current owners.

Off-street parking is available for up to four cars, taking account of the approved new-build scheme. The existing rear building also offers unusual flexibility and genuine future potential, with the option for continued use in its present form, subject to a purchaser's requirements.

Kelso is a small market town in the Scottish Borders, located where the River Tweed meets the River Teviot. Known for its picturesque setting and historic charm, it has long been an important agricultural and trading centre for the surrounding rural area. The town's large cobbled Market Square, one of the biggest in Scotland, reflects its past as a busy hub for markets and livestock sales. A major landmark is the ruined Kelso Abbey, founded in the 12th century by King David I. Once one of the most powerful monasteries in Scotland, the abbey suffered damage during border conflicts with England and now stands as a striking historic site. Today, Kelso is popular with visitors for its scenic riverside walks, nearby Floors Castle, and traditional events such as the annual Common Riding Festival. With its blend of history, natural beauty, and strong local traditions, Kelso remains one of the most attractive towns in the Borders.



ROOM SIZES:

Open Plan Living and Kitchen Area:

Lounge 6.80 x 3.76 Kitchen/Dining 5.06 x 4.10

Master Bedroom: 4.13 x 3.46

En Suite: 3.08 x 1.40

Bedroom 2: 4.14 x 3.18

En Suite: 2.60 x 1.50

Bedroom 3: 3.59 x 3.31

Shower Room: 2.87 x 1.50

Utility: 3.15 x 1.88

FIXTURES AND FITTINGS: The sale shall include all carpets and flooring coverings. All light fittings and integrated appliances are also included. Other items can also be included in the sale if so desired.

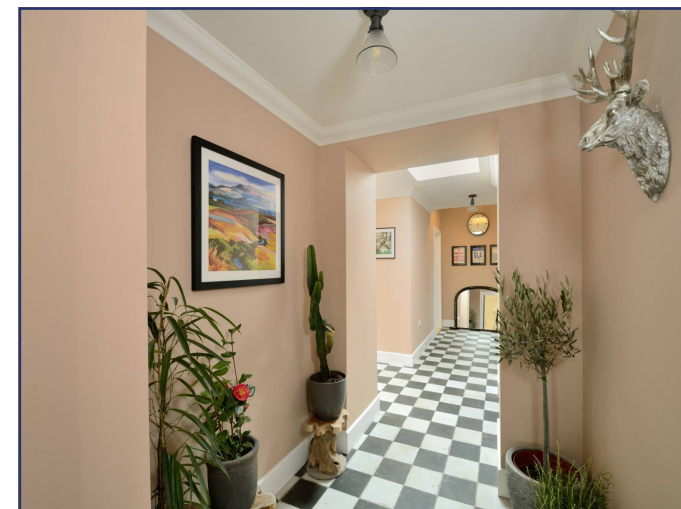
SERVICES: Mains water, drains, gas and electricity. Gas central heating and double glazing.

VIEWING: By appointment with Geo & Jas Oliver, W.S.

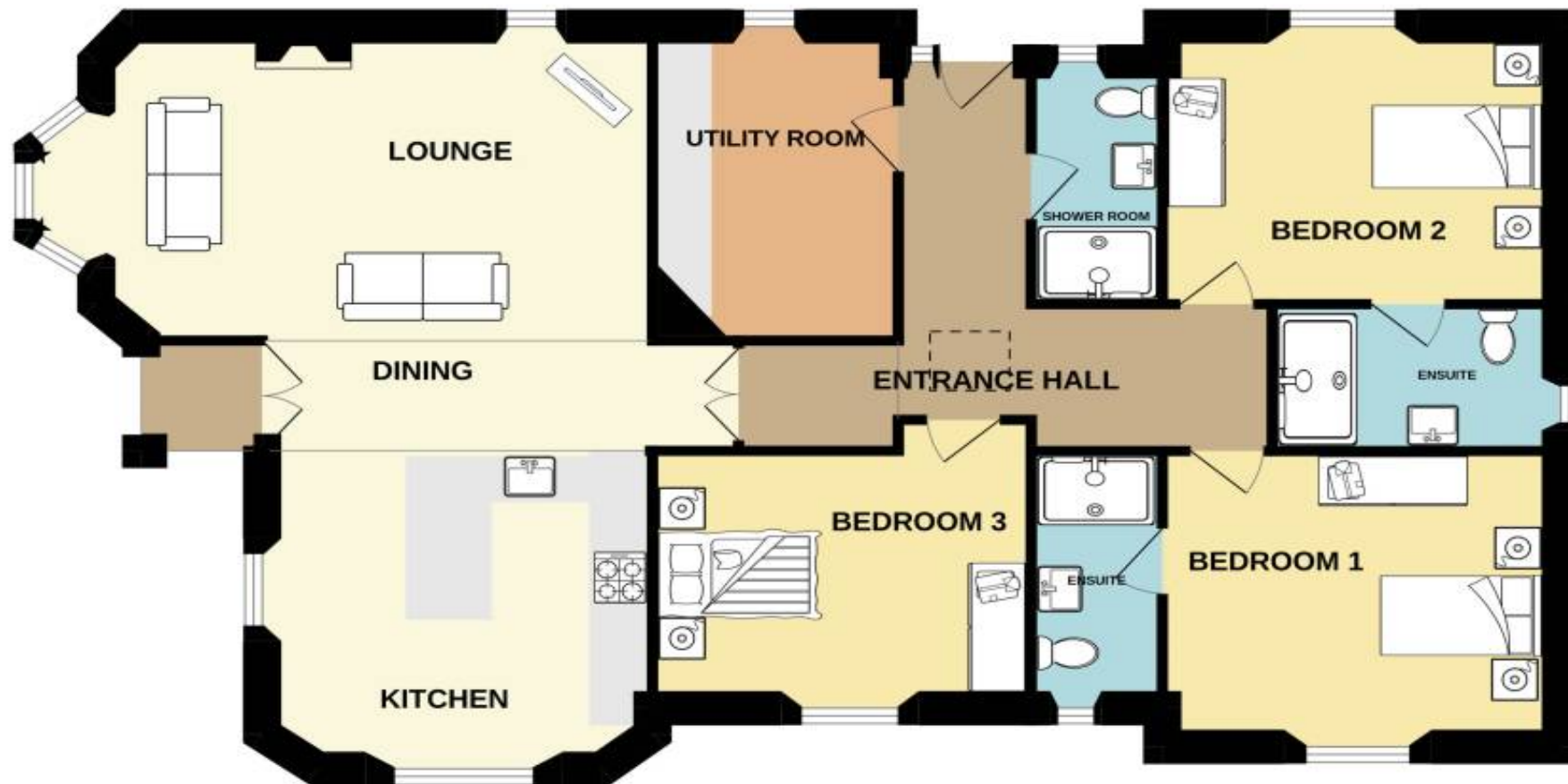
IMPORTANT NOTICE: Interested parties are advised to have their interest noted through their Solicitors. The seller shall not be bound to accept the highest or, indeed any offer. These particulars do not form any part of any contract. Whilst every effort has been made to ensure the accuracy of the particulars; the statements or plans contained herein are not guaranteed nor to scale. Measurements have been taken by sonic device at the widest point and are approximate. Services and appliances have not been tested for efficiency or safety. No warranties are given as to the compliance with any regulations. Interested purchasers should satisfy themselves with regard to these matters. As of February 2022, the law in respect of Smoke / Heat alarms has changed and no warranty is given that the property meets the new tolerable standard.

INTERNET WEBSITES: All our properties can be viewed at www.gandjolicer.co.uk as well as www.onthemarket.com, www.rightmove.co.uk and www.propertywindow.com.

FREE PRE-SALE VALUATION: If you are considering selling your property, Geo & Jas Oliver W.S., will value your existing home free of charge. Please contact us if you feel that this service may be helpful to you.



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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