



Elmbank Main Street, Morebattle - TD5 8QQ

Offers Over £235,000

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Elmbank Main Street

Morebattle, Kelso

Elmbank is a charming 3-bedroom property offering period features, generous proportions and open countryside views to the rear.

- Two Reception Rooms
- Open Countryside Views
- South Facing Garden
- Popular Village Location
- Well Proportioned Rooms
- Within a Short Drive of Kelso

Accommodation Comprises

Ground Floor – Entrance Vestibule, Hallway, Sitting Room, Dining Room, Kitchen, Utility, Cloakroom/WC, Under Stair Storage.

First Floor – Landing, Two Large Double Bedrooms, Single Bedroom/Study, Family Bathroom.



Property Description

Elmbank is a charming home situated in the heart of Morebattle, close to the popular market town of Kelso. The property retains a number of attractive period features, including original internal doors throughout, and enjoys both front and rear gardens, with open countryside views to the rear and direct access to the village community field, making it an excellent choice for those seeking a peaceful village lifestyle.

Set back from the main street, a path through the front garden leads to the charming yellow front door with stained glass. The property is entered via a vestibule which opens into a central hallway, giving access to the dining room and the sitting room, both of which feature cosy wood-burning stoves. Beyond this is an attractive kitchen with a large window that beautifully frames the views of the hills to the rear. A generous utility room lies just off the kitchen, along with a spacious cloakroom/WC.

Upstairs, the first floor offers two large double bedrooms and a smaller single bedroom, currently arranged as a dressing room. These are complemented by a family bathroom featuring a roll-top bath, separate shower, ample storage and attractive period styling.

Externally, the property enjoys a welcoming front garden with a cobbled path, mature shrubs and low-maintenance gravel, adding to the home's curb appeal. To the rear there is a raised patio area, mature shrubs and planting, as well as a shed and summer house. A gate provides direct access to the village community field, a lovely shared green space enjoyed by residents and offering beautiful views towards the surrounding hills.





General Remarks

Services

Mains electricity, water, drainage, electric central heating.
Broadband services available.

Fixtures and Fittings

All fitted carpets, curtain poles, blinds, light fittings and integrated appliances form part of the sale.

Listing and Conservation

Elmbank is not listed but does lie within the conservation area of Morebattle.

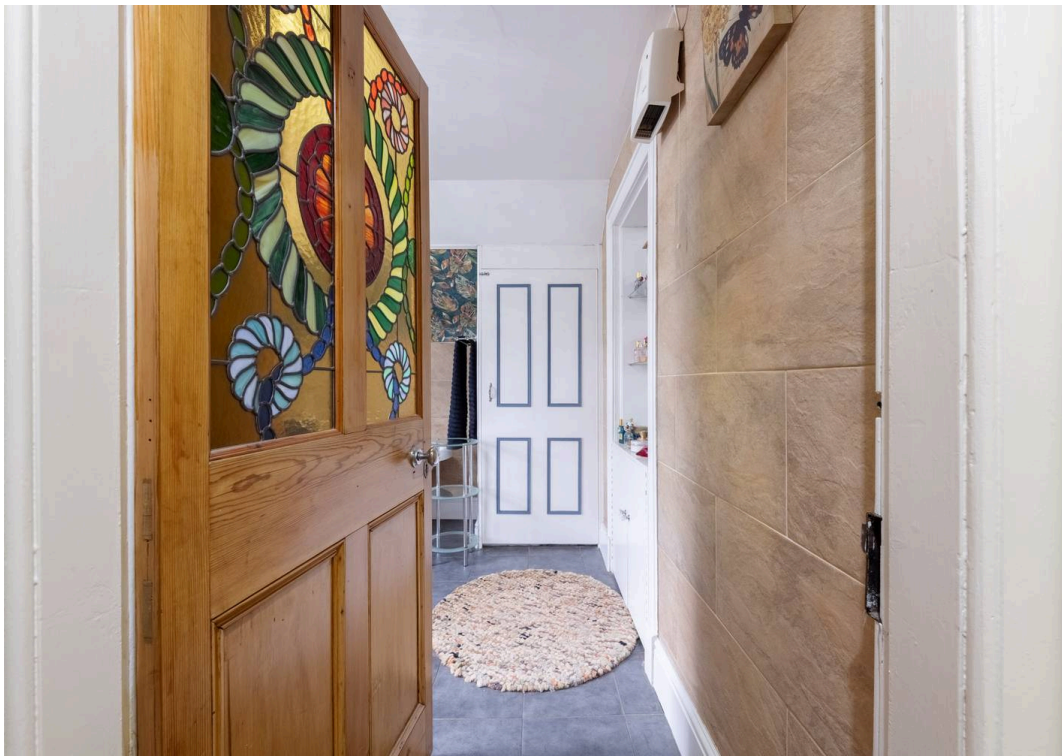














Area Insights

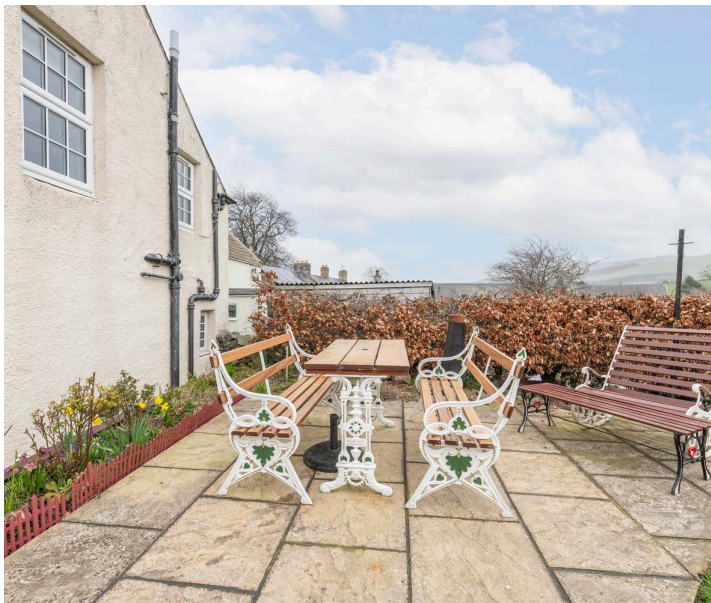
Elmbank is positioned in the peaceful quaint village of Morebattle, in the Scottish Borders. The village, which sits on the St Cuthbert's Way, offers a wonderful community spirit and is a short drive away from the local conveniences of Jedburgh and Kelso.

The village of Morebattle offers a well thought of primary school, a well-stocked local shop and post office and the popular Templehall Hotel which has recently been bought by the community. The historic market town of Kelso lies eight miles North West of Morebattle. Kelso houses a number of the major supermarket chains, excellent local shopping, several public houses and restaurants and many historical attractions such as Kelso Abbey and Floors Castle.

Kelso also offers the world-famous Kelso Racecourse and leisure facilities which include a swimming pool, fitness centre and two fantastic golf courses, the championship course at the Schloss Hotel and Kelso Golf Club.

Jedburgh, which lies ten miles west, is one of the oldest of the Border towns and is home to many attractions such as Mary Queen of Scots' House, the 12th century Jedburgh Abbey and the Jedburgh Jail and Museum. The town has many professional services and national amenities, which include national supermarkets like The CO-OP and Spar, otherwise there are excellent local amenities such as a fantastic local butcher and farm shops that would love your support. Jedburgh has schooling for all ages, otherwise private schools like St Mary's School and Longridge Towers can be found nearby.

The A68 provides easy commutable access to Scotland's capital city and Newcastle. Berwick upon Tweed which is only a forty-minute drive away, offers a mainline train station and a regular service up and down the country, with London being only a three and a half hour journey away.



Useful Links

Morebattle Community Shop -

<https://morebattlecommunityshop.co.uk/>

Morebattle Primary School –

<https://www.facebook.com/people/Morebattle-Primary-School/100057659011403/>

Morebattle Games – <https://www.morebattlegames.co.uk/>

The Temple Hall Hotel – Community Public House –

<https://www.bbc.co.uk/news/articles/cjkk1p10dkpo>

Wilson's Farm - <https://wilsonsfarmandkitchen.com/explore-wilsons-farm-kitchen/farm-life-family/>

Floors Castle - <https://www.floorscastle.com>

Kelso Swimming Pool -

<https://www.liveborders.org.uk/health/swimming/swimming-pools/kelso-swimming-pool>

Kelso Fitness Centre - <http://www.abbeyfitness.co.uk>

Kelso Medical Centre - <https://www.kelsohealthcentre.co.uk>

Kelso High School - <https://www.kelsohighschool.org.uk>

Kelso Rugby Club - <https://www.kelsorc.co.uk>

Kelso Races - <https://www.kelso-races.co.uk>

Longridge Towers - <https://lts.org.uk>

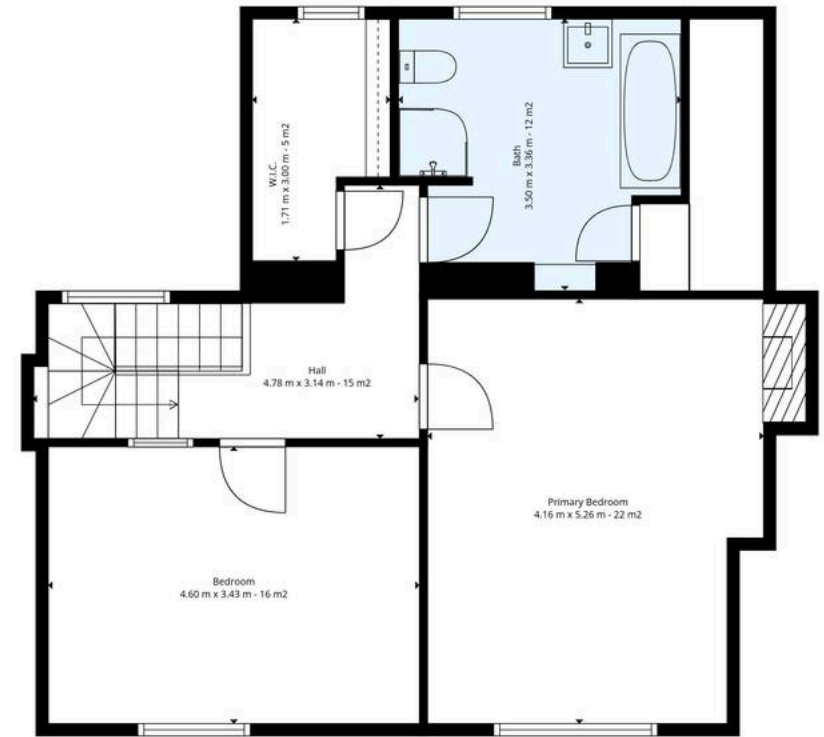
St Mary's School - <https://www.stmarysmelrose.org.uk>

Schloss Hotel and Golf - <https://schlosshotel-roxburghe.com/en/home>

Kelso Golf Course - <http://www.kelsogolfclub.co.uk>



1st Floor



2nd Floor

Total: 146 m²
 1st Floor: 78 M², 2nd Floor: 68 m²
 Excluded Areas: Storage: 3 M², Fireplace: 1 M², Walls: 11 m²

Floor Plan Created by Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.





Compliance

All successful bidders will be subject to third party proof of funding and AML (Anti Money Laundering) checks. These checks will consist of proof of address, proof of ID and proof of how the purchase is being funded. Please note there will be a charge of £25 + VAT £30 total per individual. To find out how we process Personal Data, please refer to our privacy policy: <https://www.patonandco.com/privacy-policy/>

Misrepresentations

1. The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor Paton & Co, the selling agent, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent. 2. The Purchaser(s) shall be deemed to acknowledge that he/she has not entered into contract in reliance on the said statements, that he/she has satisfied himself as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property. 3. Any error, omission, or misstatement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.

Important Notice

Paton & Co, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either in writing or by word of mouth. Any information given is entirely without responsibility on the part of the agents or the sellers. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and it should not be assumed that the property remains as photographed. Any error, omission or misstatement shall not annul the sale, or entitle any party to compensation or recourse to action at law. It should not be assumed that the property has all necessary planning, building regulation or other consents, including for its current use. Paton & Co have not tested any services, equipment, or facilities. Purchasers must satisfy themselves by inspection or otherwise and ought to seek their own professional advice. 3. All descriptions or references to condition are given in good faith only. Whilst every endeavour is made to ensure accuracy, please check with us on any points of especial importance to you, especially if intending to travel some distance. No responsibility can be accepted for expenses incurred in inspecting properties which have been sold or withdrawn. 4. The property is sold subject to and with the benefit of all servitude rights, burdens, reservations, and wayleaves including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes whether contained in the title deeds or informally constituted and whether or not referred to above. 5. These particulars and plan are believed to be correct, but they are in no way guaranteed. Any error, omission or misstatement shall not annul the sale or entitle any party to compensation nor in any circumstances give grounds for action at law. 6. Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. 7. Paton & Co Estate Agents LLP does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let, or withdrawn.



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