



The Granary, Morebattle Mains - TD5 8QU

Offers Over £695,000

PATON & CO
ESTATE AGENTS





The Granary

Morebattle Mains, Kelso

The Granary is a stunning barn conversion set in peaceful Borders countryside, with far-reaching Eildon Hills views, beautifully finished interiors and a separate two-bedroom cottage.

- Striking and beautifully presented barn conversion
- Peaceful Borders countryside setting
- 5 Bedrooms
- Separate two-bedroom Granary Cottage
- Extensive, beautifully landscaped garden grounds.
- Far-reaching views towards the Eildon Hills



Property Description

The Granary is a striking and beautifully presented barn conversion, completed in 2014, enjoying a peaceful setting within the Borders countryside with far-reaching views towards the Eildon Hills. Combining the character of the original building with a bright, contemporary interior, the property offers well-balanced and versatile accommodation, alongside a separate two-bedroom cottage, making it well suited to a range of lifestyles.

The accommodation within the main house is arranged over two levels and flows well for modern living. The ground floor is entered via a welcoming reception hall, from which the principal rooms are easily accessed. The sitting room is particularly well proportioned and features a wood-burning stove, creating a comfortable and inviting space for everyday use. The dining kitchen is generous in scale, providing ample workspace and storage, with space for informal dining, while a separate dining area offers a more formal setting for entertaining. In addition, there is a garden room which enjoys fantastic views over the garden and the countryside beyond, providing a wonderful space to relax and take in the surroundings throughout the seasons. A utility room and WC add to the practicality of the layout.

Also on the ground floor are three well-proportioned bedrooms and a family bathroom, offering flexibility for those seeking a degree of single-level living or space for guests.

A staircase leads to the first floor, where the accommodation continues to impress. The principal bedroom suite with its own balcony/garden terrace, is a standout feature, benefitting from a dressing area and en suite shower room. A further double bedroom also enjoys the advantage of its own en suite, creating a well-considered layout suited to both family living and visiting guests.

An integral garage provides useful storage and is complemented by a room above, offering excellent flexibility as a home office, studio or playroom.

There has been investment in the property of a range of energy efficiency measures, air source heat pump, solar panels, battery storage and heating controls, that together with ongoing government grants (14 years remaining) make The Granary efficient to run.





The Granary Cottage

The Granary Cottage is a charming and well-presented two-bedroom property, ideal for holiday letting, guest accommodation or multi-generational living. The ground floor comprises two bedrooms and a bathroom, while a staircase leads to the first floor where there is a bright, open plan kitchen and sitting area, forming the heart of the cottage.

The cottage benefits from its own private garden, laid mainly to lawn with attractive flower beds and a gravelled seating area, creating a separate and self-contained outdoor space which does blend into The Granary's garden easily.

Garden & Grounds

Externally, the property is set within extensive and thoughtfully landscaped garden grounds, which provide a high degree of privacy and interest throughout the seasons. The gardens are arranged in a series of distinct areas, including sweeping lawns, well-stocked flower beds and borders, patio areas for outdoor dining, and productive sections with vegetable patches and fruit trees. A pond, a greenhouse, and a number of garden sheds further enhance the setting, while the overall grounds take full advantage of the open views across the surrounding Borders countryside.





Accommodation Comprises

The Granary

Ground Floor – Reception Hall, Sitting Room, Dining Kitchen, Dining Area, Garden Room, Utility Room, WC, 3 Bedrooms, Family Bathroom, Integral Garage

First Floor – Principal Bedroom (En Suite, Dressing Area), Double Bedroom (En Suite), Office/Play Room above garage.

The Granary Cottage

Ground Floor – 2 Bedrooms, Bathroom

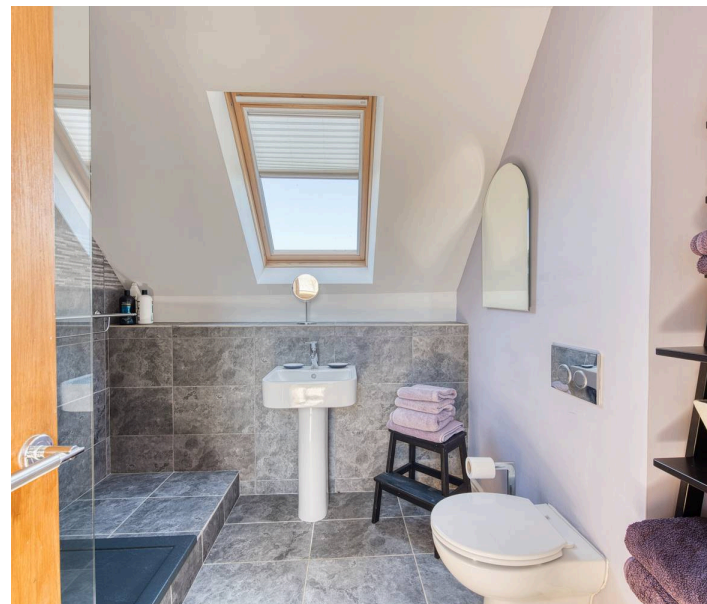
First Floor – Open Plan Kitchen / Sitting Area

Externally

Extensive Garden Grounds, Patio Areas, Vegetable Garden, Fruit Trees, Pond, Greenhouse, Garden Sheds, Large Driveway.

Distances

Morebattle 0.5 miles, Kelso 8 miles, Jedburgh 11 miles, St Boswells 15, Wooler 19 miles, Melrose 20 miles, Berwick-upon-Tweed 26 miles, Edinburgh 54 miles, Newcastle 62 miles (all distances are approximate).





General Remarks

Tenure

Freehold

Fixtures and Fittings

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

Services

Air Source Heat Pump

Mains Water and Electric

Private Drainage- Treatment Plant

24 solar panels and 15 kw battery storage

EV Car Charger

Fibre broadband services available

There has been investment in the property of a range energy efficiency measures, air source heat pump, solar panels, battery storage and heating controls, that together with ongoing government grants (14 years remaining) make The Granary efficient to run.

Listing & Conservation

The Granary is not a listed building and does not sit within a conservation area.

Council Tax

Band G

EPC Energy Efficiency Rating

Rated B (87)







Area Insights

The Granary is positioned around 0.5 miles from 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-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 and provides a wide range of amenities, including major supermarkets, independent shops, public houses, restaurants, and attractions such as Kelso Abbey and Floors Castle. Kelso also offers excellent leisure facilities, including a swimming pool, fitness centre, golf courses, and the renowned Kelso Racecourse. Jedburgh, around ten miles west, is one of the oldest Border towns and offers further amenities, schooling for all ages, and attractions including Mary Queen of Scots' House, Jedburgh Abbey, and the Jedburgh Jail and Museum. Jedburgh has schooling for all ages, otherwise private schools like St Mary's School and Longridge Towers can be found nearby.

The surrounding countryside offers an excellent choice of attractions such as Born in the Borders Brewery/Distillery, Floors Castle Estate, and Bowhill Estate. St Cuthbert's Way running through Morebattle is extremely popular with walkers, while the Northumberland National Park is around a half-hour drive away. A wide range of country and sporting pursuits are available locally, including hill walking, fishing, riding, and shooting.

Morebattle is a quiet and peaceful village but offers excellent links to Edinburgh, Newcastle and even London. 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.kelsorfc.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>











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 themselves 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

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