The Bungalow Hayhope
Town Yetholm, TD5 8PR

£875 Per Month

3 bed

1 public

1 bath

Deceptively spacious bungalow in a preaceful rural location a short distance from the village of Town Yetholm.

Well presented accommodations comprises Entrance Hall, Lounge, Kitchen, Three Bedrooms, Bathroom, Utility Room, WC, Rear Hall.

Landlord Registration Number - 274227/355/0557
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'The Bungalow' is a deceptively spacious bungalow set within a lovely, quiet location yet only a short distance from the facilities in the nearby village of Town Yetholm. The accommodation throughout is well presented in neutral shades . Externally the property occupies an elevated position with good sized wrap around gardens.

LOCATION

Town Yetholm is a charming Borders village set against a beautiful rural backdrop and known for its thriving community spirit. The village enjoys an excellent selection of local amenities and a welcoming atmosphere, making it a highly desirable place to live.

• Amenities: Town Yetholm offers an impressive range of facilities for a village of its size, including a traditional pub, primary school, post office, church, garage and petrol station, butcher, and village store. The community is well known for its active societies and group activities, with the well-used public hall hosting events throughout the year.
• Schooling: Primary schooling is available within Town Yetholm, while secondary education is provided in Kelso, approximately eight miles away, offering convenient access for families.
• Population: Town Yetholm has a strong, close-knit community, supported by its wide array of local services, recreational groups, and community-led events, creating a lively and inclusive village atmosphere. The Yetholms have a joint population of around 600.
• Transport Connections: The neighbouring village of Kirk Yetholm lies just a short walk across the water and marks the end of the famed Pennine Way—a notable draw for walkers. Kirk Yetholm also features a traditional thatched-roof pub and a classic village green. Main shopping facilities are available in Kelso, and rail connections on the East Coast Main Line can be accessed at Berwick-upon-Tweed, around a 20-minute drive away, with regular services to Edinburgh, Newcastle, and London.

DIRECTIONS

Leave the village of Town Yetholm on the Morebattle Road and after half a mile take the first left signposted Duncanhaugh and Hayhope, continue past Duncanhaugh Mill over the Ford and bridge and the 'The Bungalow' is situated straight in front.

ACCOMMODATION

A timber door opens into a useful vestibule, ideal for coat hanging, with a glazed panel door leading through to the entrance hall. An impressive and welcoming L-shaped hallway provides access to all further accommodation. Two built-in storage cupboards provide excellent additional storage, with one housing the utility meters and the other the hot water tank.

The lounge is a lovely, well-presented room, benefiting from two large windows which flood the space with natural light while enjoying attractive outlooks to the front and side. Presented in neutral tones, the room has a wonderful focal point in the form of a multi-fuel stove set on a slate hearth.

The kitchen is a delightful, bright and airy room situated to the rear of the property, enjoying lovely open outlooks over the surrounding fields and hills beyond. The contemporary kitchen is fitted with a good range of stylish wall and base units, providing ample worktop space and space for slot-in appliances.

A very useful utility room is conveniently situated off the kitchen and accessed via the rear hall. The room offers ample worktop space incorporating a Belfast sink, together with space for slot-in appliances. Also accessed from the utility room is a useful cloakroom and rear hall. The cloakroom is fitted with a white WC and wash hand basin. The rear hall provides direct access to the garden and offers an ideal space for muddy boots and coats. A door to the side opens into a large walk-in cupboard, providing excellent shelved storage and housing the boiler.

Cleverly positioned at the opposite end of the bungalow are the three bedrooms. The principal bedroom enjoys a quiet rear aspect and is a well-proportioned double bedroom, benefiting from a fabulous open outlook across the surrounding fields and hills beyond. The second bedroom is another well-proportioned double room, featuring a large picture window overlooking the front garden and enjoying a delightful outlook towards the hills beyond. The third bedroom is another pleasant double room, situated to the side of the property.

Centrally positioned within the home, the bathroom is fitted with a three-piece suite comprising WC, pedestal wash hand basin and bath with shower over.

EXTERNAL

The property enjoys an elevated position, approached via steps leading to the front garden, with a paved pathway continuing to the front door. A patio area to the side provides an ideal space for outdoor seating.

The gardens, predominantly laid to lawn, wrap around the property and enjoy attractive open outlooks.

COUNCIL TAX BAND

E

ENERGY PERFORMANCE RATING

D

LANDLORD REGISTRATION NUMBER

274227/355/0557

SERVICES

Mains electricity. Private drainage and water. Oil Fired Central Heating.

ADDITIONAL INFORMATION

Rent £875 per calendar month, plus council tax & utilities. One month's deposit is required and references are obtained for the successful applicant through HomeLet Referencing. Offered on a Private Residential Tenancy, though a long term let preferred. No smoking is permitted on the premises.

An application form must be completed before a viewing will be booked and will be subject to eligibility criteria. Application forms can be accessed by calling 01573 229887 where you will be asked to provide some basic details for shortlisting. Completing an application form does not guarantee a viewing.

Please note we may have to close the application stage of the process early as we anticipate a very high level of interest for this property.

Viewings strictly by appointment with Borders Country Lets on 01573 229887.

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