

Melrose

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CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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The Hayloft Charlesfield Steading St Boswells

TD6 0HH

Guide Price £290,000



The Hayloft, Charlesfield Steading is an exceptional three-bedroom, three-bathroom terraced steading conversion presented in immaculate, truly move-in condition and enjoying stunning countryside views. This beautifully maintained home offers spacious and well-balanced accommodation, comprising a welcoming entrance hall, lounge, contemporary dining kitchen, separate dining room and a convenient downstairs WC. Upstairs, the property boasts a generous principal bedroom with en-suite shower room, two further double bedrooms and a bathroom. Externally, there is a monoblock driveway to the front providing private parking, along with an easily maintained garden and access to a charming communal courtyard to the rear, creating a perfect blend of low-maintenance living and rural appeal.



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Hall
Lounge
Dining Kitchen
Dining Room
Downstairs WC
Master Bedroom
En-Suite Shower Room
Two Further Double Bedrooms
Bathroom

LPG Gas Central Heating
Double Glazing

Garden
Shared Courtyard Area to Rear
Drive



Location

Charlesfield Steading is an attractive and established rural development, set within a peaceful countryside setting that offers both charm and convenience. Formed from a traditional agricultural steading, the area has been thoughtfully converted into a small collection of distinctive homes, each retaining elements of the original character while benefiting from modern design and infrastructure. The development is defined by its classic stone-built architecture, courtyard-style layout, and a strong sense of privacy and community. Surrounded by open farmland and scenic views, Charlesfield Steading enjoys a tranquil atmosphere that appeals to those seeking a quieter lifestyle away from the bustle of urban centres. Despite its rural feel, the location is well-positioned for accessibility, with nearby towns providing a range of local amenities including shops, schools and services. Transport links within easy reach make commuting straightforward, connecting residents to larger centres for work or leisure. Outdoor pursuits are a key attraction of the area, with walking, cycling, and countryside exploration all available on the doorstep. The setting is particularly appealing to those who value space, nature and a slower pace of life, without sacrificing everyday convenience.

Fixtures & Fittings

The sale shall include all carpets and floorcoverings, light fittings, kitchen fittings and bathroom fittings.

Services

Mains drainage, water and electricity. LPG Gas central heating, double glazing. A Factor Fee of £12 per month is payable and covers upkeep of the communal areas.

EPC

D

Council Tax Band

D

Viewing

Strictly by appointment with the Selling Agent.

Entry

By mutual agreement.



Interested in this property?
Call 01896 822796

Property Shop, 7 Market Square,
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Opening Hours:
Monday to Friday: 9.00am to 5.00pm
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The Hayloft, Charlesfield Steading, St. Boswells

Approximate Gross Internal Area = 119.0 sq m / 1281 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1288709)

Full members of:



Whilst these particulars are prepared with care and are believed to be accurate neither the Selling Agent nor the vendor warrant the accuracy of the information contained herein and intending purchasers will be held to have satisfied themselves that the information given is correct.