



The Ark, Hadden, Kelso, TD5 8HU

Guide price £375,000









# The Ark

Hadden, Kelso, TD5 8HU

- Outstanding Detached Property
- Large Garden with Hen Run
- Grazing Paddock with Field Shelter
- Stable Block
- Outstanding Views
- Elevated Position
- 5 Miles from Kelso
- Ample Parking

CLOSING DATE - WEDNESDAY 24TH JUNE @ 12 NOON

We are delighted to offer this truly unique property set in a stunning rural location, yet still just 5 miles from the sought-after town of Kelso. A commanding elevated position offers breathtaking views of the surrounding countryside and to the Cheviot Hills.

The property offers open plan living space, and occupies generous plot of just under 3 acres including a 2 acre grazing paddock, field shelter, loose boxes and a hen run. This property is ideal for those seeking the benefits of a rural lifestyle while staying connected with the many amenities of Kelso.

## ACCOMMODATION

- KITCHEN/LIVING ROOM - WC - LARGE DOUBLE BEDROOM/STUDY - BATHROOM -



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## Internally

The property offers open plan living space over two levels. on the ground floor is the kitchen/living space with ample space for a dining table in addition to a sitting/tv area. the kitchen is fitted with a range of wall and base units and laminated worktops incorporating a ceramic sink with mixer tap. There is an integrated dishwasher, as well as spaces for freestanding range cooker, fridge and freezer. Also on the ground floor is a handy WC/utility. Upstairs is a large bedroom with study space, and spacious bathroom.

## Bathroom

The bathroom is fitted with a 4-piece suite comprising WC, vanity double sink unit, bath and separate shower cubicle with mixer shower.

## Externally

The extensive garden is primarily laid to lawn, with established planting and specimen trees. An attractive decking area with barbecue hut and hot tub create a wonderful space to relax and take in the breathtaking views. The detached stable block offers 3 loose boxes as well as excellent storage, with 2 shipping containers providing additional storage. There is a greenhouse and large hen run with houses and water, and ample parking to the side of the property.

The paddock of just under 2 aces is set on a gentle south-facing slope complete with field shelter and water, ideal for those with horses or hobby livestock.





### Location

The property sits amongst glorious Borders countryside but is just a short drive from Kelso. This historic market town lies at the confluence of the River Tweed and River Teviot, and is one of the most popular towns in the Scottish Borders. The town boasts a range of amenities including hotels, bars and restaurants, specialist shops and supermarkets, while the busy market square hosts a range of events throughout the year. Schooling is available locally including the well-regarded Kelso High School. Local attractions include the 12th Century Kelso Abbey, Kelso Racecourse, Kelso Golf Club and Floors Castle, the seat of the Duke of Roxburghe. The nearby Schloss Roxburghe Hotel boasts a highly regarded spa and championship golf course, while excellent fishing and other country pursuits are available locally.

### Fixtures & Fittings

Fitted floor coverings, blinds and integrated appliances are to be included within the sale.

### Services

Mains water and electricity. Drainage to septic tank. LPG central heating.

### Council Tax

Band C

### Viewings

Viewings are strictly by Appointment via James Agent.

### Home Report

A copy of the Home Report can be downloaded from our website or by emailing [enquiries@jamesagent.co.uk](mailto:enquiries@jamesagent.co.uk).

### Offers

All offers should be submitted in writing in Scottish Standard Format. All interested parties are advised to lodge a Formal Note of Interest via their Solicitor. In the event of a Closing Date, the seller shall not be bound to accept any offer and reserves the right to accept any offer at any time.

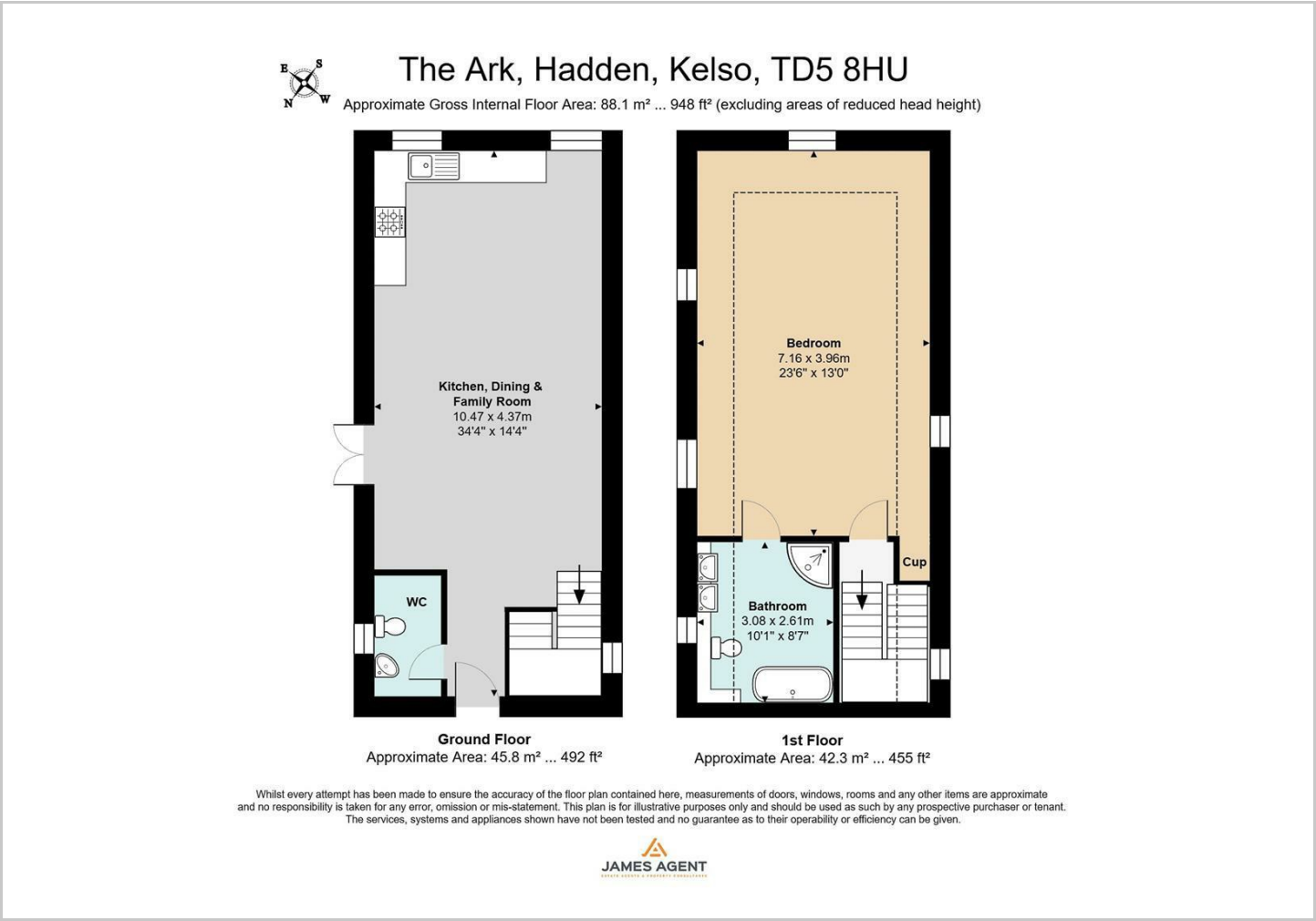








Floor Plans



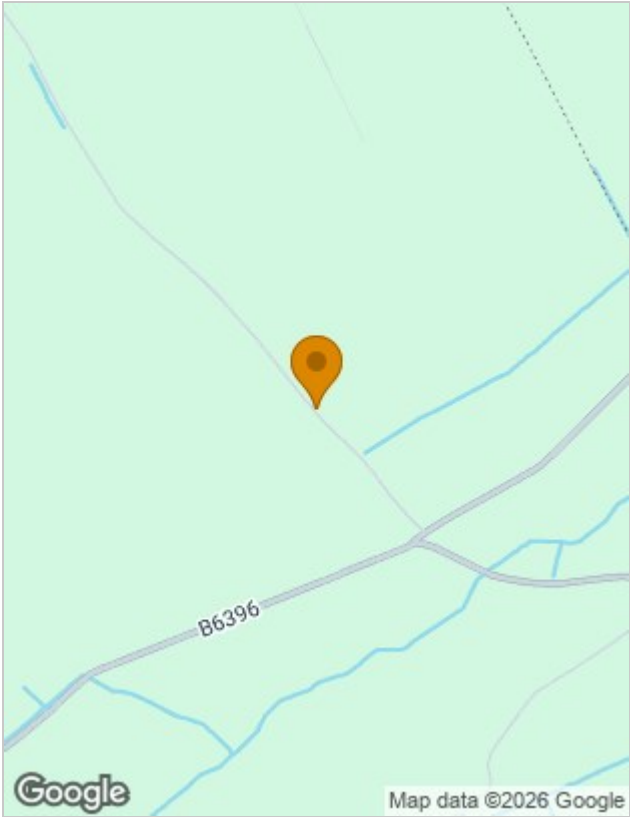
Viewing

Please contact us on 01896 808 777 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

13 Buccleuch Street, Melrose, Roxburghshire, TD6 9LB

Location Map



Energy Performance Graph

