

Kelso

Call 01573 400399



CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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Hall Cottage, Town Yetholm

TD5 8RD

Guide Price £200,000



Occupying a delightful position on the edge of the historic grounds of Yetholm Hall, this charming semi-detached two-bedroom cottage offers a wonderful opportunity to acquire a home in one of the Scottish Borders' most picturesque villages. The property enjoys a peaceful setting with a spacious courtyard garden, ideal for relaxing or entertaining, together with parking to the front. The accommodation comprises: entrance porch, hallway, lounge, kitchen, two double bedrooms and a bathroom. Perfectly suited as a full-time residence, holiday home or rental investment, the cottage is located in the highly sought-after village of Town Yetholm, renowned for its attractive surroundings, strong community spirit and excellent walking and outdoor pursuits, including the Pennine Way and St Cuthbert's Way. With the beautiful Cheviot Hills on the doorstep and the market town of Kelso just a short drive away, this delightful cottage offers an enviable blend of rural tranquillity and character. ** Please Note: Yetholm Hall next to the property is also for sale. Owners have intimated that that joint viewings for both properties would be welcomed. Offers for Hall Cottage in conjunction with Yetholm Hall would at this juncture be given priority.



Hall Cottage, Town Yetholm

TD5 8RD

Guide Price £200,000

Porch
Hall
Lounge
Kitchen
Two Double Bedrooms
Bathroom
Good Storage Space

Electric Heating
Wood Burning Stove in Lounge
Secondary Glazing

Courtyard Garden
Parking to Front



Location

Nestled in the heart of the scenic Scottish Borders, Town Yetholm is a charming and picturesque village renowned for its peaceful rural setting, strong sense of community, and stunning countryside surroundings. Situated at the end of the famous Pennine Way and close to the England-Scotland border, the village offers an idyllic balance of tranquillity and outdoor adventure, with excellent walking, cycling, and fishing opportunities right on the doorstep. Despite its rural setting, Town Yetholm benefits from a range of local amenities including a well-stocked community shop and post office, welcoming pubs and eateries, a village hall, garage and visitor facilities that support a thriving year-round community. Characterful period properties, beautiful landscapes and easy access to the nearby market town of Kelso further enhance its appeal, making Town Yetholm a highly desirable location for those seeking a relaxed lifestyle in one of Scotland's most attractive and unspoilt regions.

Fixtures & Fittings

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

Services

Mains drainage, water and electricity. Electric heating, secondary glazing. Wood burning stove in lounge.

EPC

E

Council Tax Band

D

Viewing

Strictly by appointment with the Selling Agent.

Entry

By mutual agreement.



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**Interested in this property?
Call 01573 400399**

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Opening Hours:
Monday to Friday: 9.00am to 5.00pm
Saturday: 9.00am to 12.00 noon

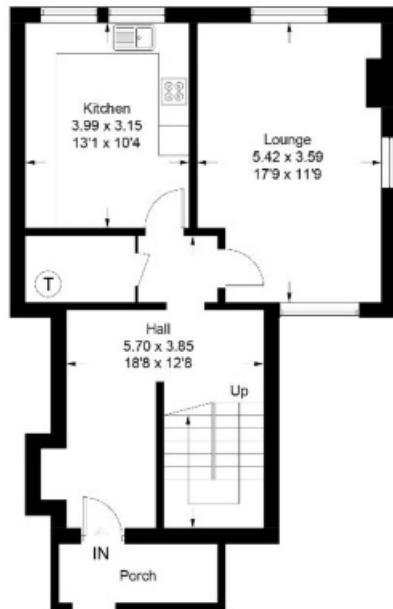
Also At:

Galashiels,	Tel 01896 758 311
Jedburgh,	Tel 01835 863 202
Hawick,	Tel 01450 3723 36
Kelso,	Tel 01573 400 399
Melrose,	Tel 01896 822 796
Peebles,	Tel 01721 723 999
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Annan,	Tel 01461 202 866/867
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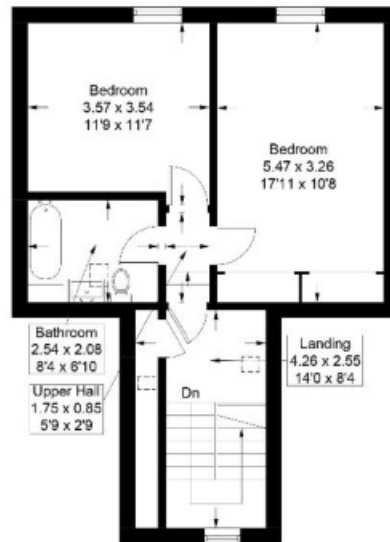


Yetholm Hall Cottage, Town Yetholm

Approximate Gross Internal Area = 104.5 sq m / 1125 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1315102)

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.