



ORCHARD HOUSE

Bowmont Street, Kelso, Scottish Borders



GSC GRAYS
PROPERTY • ESTATES • LAND

ORCHARD HOUSE

BOWMONT STREET, KELSO, SCOTTISH BORDERS, TD5 7EF

On the instruction of Roxburghe Estates

Edinburgh 44 miles • Berwick-upon-Tweed 24 miles
Melrose 14.5 miles • Tweedbank Railway Terminus 15 miles
(distances approximate)

A HANDSOME, LISTED GEORGIAN TOWN HOUSE,
CLOSE TO KELSO TOWN CENTRE , FLOORS CASTLE
AND WITH VIEWS OF “THE GOLDEN GATES”

Amenities & Accommodation

2 Reception Rooms • 4 Bedrooms • 2 Bath/Shower Rooms
Kitchen/Utility Room • Basement • 3 Attic Rooms

Enclosed Garden • Private Parking • Stores/Outhouses

Close to the town centre

EPC E • 2,707 sq ft (excluding stores and outhouses)

In all about 0.3 acres



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Situation

Orchard House, close to the junction of Bowmont Street and Roxburgh Street, is situated a short distance from the centre of the historic Scottish Borders Town of Kelso, on the banks of the River Tweed. Kelso is a bustling town, famed for its ruined Abbey, fishing and Floors Castle (there are views of “The Golden Gates” from the house), and is a popular tourist destination, providing local schooling, modern health centre, shop, supermarkets, hotels and a range of professional services. Private schooling (3 years to 18 years) is available in Melrose (St Mary’s School), 14.5 miles to the west and just outside Berwick-upon-Tweed (Longridge Towers) 20.5 miles to the north-east.

The spectacular rolling landscape of the Tweed Valley and the Cheviot Hills adds unrivalled scenic beauty to the surrounding area, renowned for its wealth of sporting and recreational opportunities. The Scottish Borders has some of the finest fishing in Britain on the rivers Tweed (the famous Junction Pool is in Kelso) and Teviot, with a wide variety of other sporting activities including game shooting, cycling, walking, riding and golf (located approximately 3.5 miles to the south of Orchard House is the championship Schloss Roxburghe course). Close by are Kelso Rugby Club and Kelso Racecourse. The latter hosts fifteen jump racing meetings each year.

Orchard House has excellent transport links: Berwick upon Tweed is situated only 24 miles to the northeast, with its intercity rail connections to both north and south. The journey by rail from Berwick-upon-Tweed to London takes about 3 hours and 40 minutes. The Borders Railway, linking Edinburgh and the Borders, has a journey time of approximately one hour. The terminus is at Tweedbank (c.15 miles), just outside Melrose. Edinburgh and Newcastle International Airports are both approximately 50 and 60 miles respectively to the north and south.



Description

Dating from c.1825 Orchard House is a spacious, attached, B listed Georgian town house constructed of dressed stone with contrasting quoins, under a slate roof, about ¼ mile north of Kelso town centre (via Bowmont or Roxburgh Streets). Characterised by its garlanded block pediment in the centre of the front elevation and its distinctive chimney stacks, Orchard House is set in grounds of approximately 0.3 acres with separate pedestrian and vehicular access. The house has four floors, with two reception rooms, four bedrooms, two bath/shower rooms, family kitchen, utility room, basement (with scope for development) and three attic rooms, also with scope to add a play/games room/children's "space" to the existing accommodation.

Adjoining the house, is the large, enclosed sunny lawned garden with surrounding borders and several mature trees, protected by a high stone wall along the front and a brick wall at the back. The gravel driveway, with ornamental double iron gates, from Orchard Park extends along the north side of the garden to the carriage circle beside the house. Pedestrian access is from Bowmont Street through a wrought iron gate, set between impressive gate piers, leading to an enclosed "courtyard" garden, with raised beds, protected by a low stone wall with wrought iron railings along the top. Access to the basement door and the storerooms (below the garden) is down external stairs. Another gate connects the front of the house to the main garden. At the back of the house, protected on three sides by the house and garden wall, is a paved terrace which is at the back door.

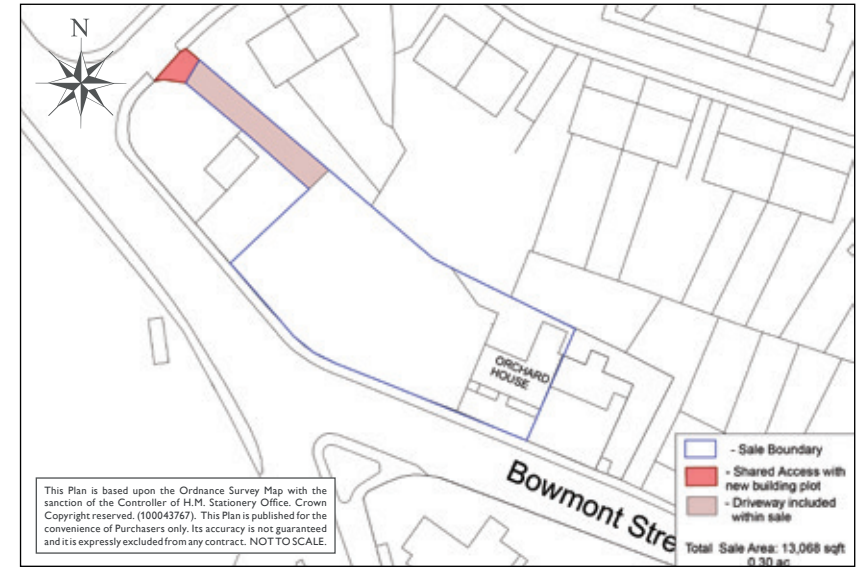
(See floor plans for room layout and dimensions.)

Services

Mains water, mains gas central heating and hot water, mains drainage. These services have not been tested and therefore there is no warranty from the agents.

Council Tax

Orchard House – Band E



EPC

Orchard House - Rating of E (44)

what3words

Pedestrian access from Bowmont Street -
///aquatics.families.inefficient

Vehicular access along driveway (from Orchard Park) -
///rationed.bravery.sour

Tenure

Freehold with vacant possession on completion.

Viewing arrangements

Strictly by appointment through GSC Grays 01665 252 070.

Offers/Closing date

Offers should be submitted in Scottish legal form to the selling agents. Prospective purchasers are advised to register their interest in writing with the selling agents following an inspection. A closing date by which offers must be submitted may be fixed later. Anyone who has informed the selling agents in writing that they intend to make an offer will be notified of the closing date.

Local authority

Scottish Borders Council.

Conditions of sale

1. Fixtures & Fittings - Items not specifically mentioned within the sale particulars are not included in the sale but may be available for purchase at separate valuation.
2. Title - The subjects are sold under the conditions in the Title Deeds, rights of way (if any), water rights affecting the same, whether shown in the Title Deeds or not. They will be sold as possessed by the Seller and no warranty is given.
3. Deposit - On conclusion of missives a deposit of 10 per cent of the purchase price will be paid with the balance due at the date of entry. This deposit will be nonreturnable in the event of a purchaser failing to complete the sale for reasons not attributable to the Sellers or their agent.

Entry

By arrangement.

Anti-Money Laundering

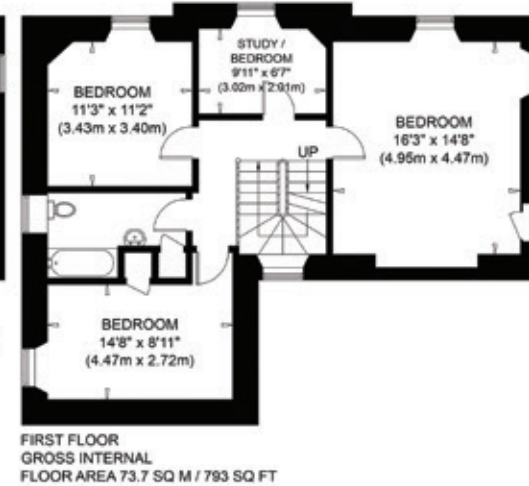
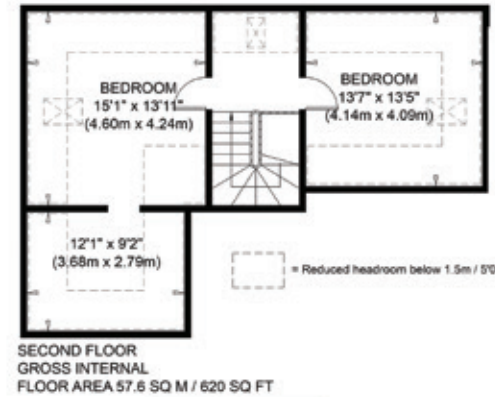
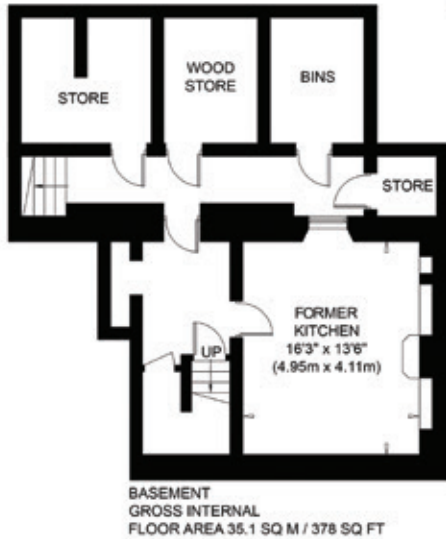
All offers to purchase the property (regardless of whether the offer is on a cash basis or subject to loan funding) must be accompanied with evidence of Source of Funds. This can be in the form of a bank statement showing the purchase price, a financial reference from a bank/funding source, or confirmation from a solicitor that the purchaser has sufficient funds to complete the purchase. In addition, the purchaser must supply certified copies of his/her passport and confirmation of residence in terms acceptable under anti-money laundering (AML) legislation. These documents will be required for all individuals who will appear on the title once the transaction is complete.

An administrative charge of £37.50 per person will be levied to carry out the necessary checks.

ORCHARD HOUSE
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA = 251.5 SQ M / 2707 SQ FT
 (EXCLUDING STORES)

All measurements and fixtures including doors and windows are approximate and should be independently verified.

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Energy Efficiency Rating

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	44	
(1-20) G		
Not energy efficient - higher running costs		

DISCLAIMER NOTICE:

PLEASE READ: GSC Grays gives notice to anyone who may read these particulars as follows:

1. These particulars, including any plan, are a general guide only and do not form any part of any offer or contract.
2. All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to our presentation or warranty. This should not be relied upon as statements of facts and anyone interested must satisfy themselves as to their corrections by inspection or otherwise.
3. Neither GSC Grays nor the vendors accept responsibility for any error that these particulars may contain however caused.
4. Any plan is for guidance once only and is not drawn to scale. All dimensions, shapes, and compass bearings are approximate and you should not rely on them without checking them first.
5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition, repair or otherwise nor that any services or facilities are in good working order.
6. Please discuss with us any aspects that are important to you prior to travelling to the property.

Particulars written: May 2026
 Photographs taken: March 2026