



Pringle Bank, Bowmont Street, Kelso - TD5 7JH

Offers Over £750,000

PATON & CO
ESTATE AGENTS



Pringle Bank, Bowmont Street

Kelso, Kelso

Dating from the 18th century, this handsome Grade B-listed house is set within approximately 0.6 acres of beautifully established garden grounds in the heart of the popular market town of Kelso.

- Attractive Georgian Home
- Central yet Peaceful Location Within the Town
- Garden Grounds of Around 0.6 of an Acre
- Flexible Layout

ACCOMMODATION COMPRISES

Ground Floor - Reception Hallway, Dining / Drawing Room, Open Plan Sitting Room / Kitchen, Boot Room, WC / Utility Room, Cellar.

First Floor - Principle Bedroom (En-Suite Bathroom / Jack and Jill), 3 Further Double Bedrooms, Family Shower Room.

Garden Grounds - Lawned Grounds, Mature Beds, Car Port, Outbuildings, Raised Beds



Property Description

Pringle Bank is a distinguished late eighteenth-century family home, set within its own secluded garden grounds of approximately 0.60 acres, in the heart of the historic Scottish Borders town of Kelso. This stunning four bedroom semi-detached property seamlessly combines period charm with modern living, boasting a wealth of original architectural features and meticulous attention to detail.

Set back from Bowmont Street, Pringle Bank is accessed via a private driveway, providing ample parking and a sense of privacy. The accommodation is thoughtfully arranged across two floors. On the ground floor, there are spacious reception rooms perfect for both entertaining and family life, including a formal living room, a dining room, and a well-appointed kitchen. The upper floor offers four bedrooms, each benefiting from light and space serviced by two bathrooms each finished to a high standard.

The gardens are a particular highlight of the property, offering privacy and tranquillity. They are thoughtfully landscaped with a mix of lawns, mature shrubs, trees, and borders, providing multiple areas to relax or entertain. Additional practical features include a large carport and outbuildings, offering potential for a variety of uses or conversion subject to planning.

Pringle Bank presents a rare opportunity to acquire a beautifully restored family home that perfectly balances historic character with modern comfort, in one of Kelso's most desirable locations.







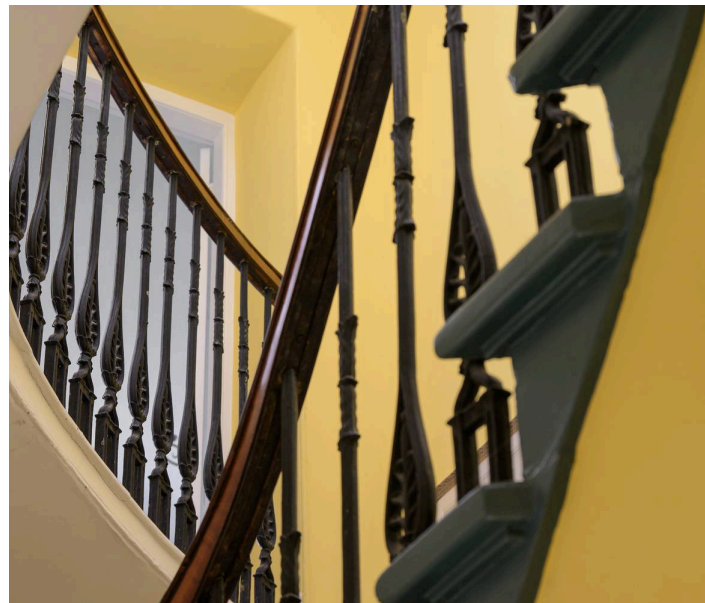
Historical Notes

Pringle Bank was commissioned by Sir John Pringle (1707–1782) Baronet of Stichill, who had been President of the Royal Society (1772–8) and physician to King George III. An Adam designed or inspired house (we have not been able to determine which) but it's been said that the great architect worked closely with Pringle and various other Scottish Borders gentry. The house still retains its eighteenth-century Adam fireplace in the master bedroom, though some of the chimney pieces in other rooms of the house were replaced in the mid-19th century.

Born at Stichill near Kelso, the first 'Sir John Pringle Bart' (1707-1782) had an extraordinarily distinguished military and medical career. He was a key figure in the 'Scottish Enlightenment' and a close friend of the American revolutionist Benjamin Franklin with whom he conducted two European tours. Painted by the artist Thomas Gainsborough and others, a bust of Sir John can be seen in Westminster Abbey. Franklins friendship with Pringle took him to Kelso regularly where they discussed many issues regarding the future of American politics, the civil war and military medicine.

Rumour has it that the essence of the Declaration of Independence was discussed and potentially drawn up in the grand rooms of Pringle Bank.

Samples of the ancient Virginia creeper which dons the facade, have been dated to over 200 years old. We may assume that the American plant was a gift from Franklin or did it give Pringle inspiration to source the plant in his friend's honour.







Area Insight

Pringle Bank is located in the heart of the highly sought-after Scottish Borders town of Kelso, just a short walk from the market square and its excellent amenities.

Kelso is one of Scotland's most picturesque market towns, known for its cobbled streets and historic landmarks including Kelso Abbey and Floors Castle. The town offers a wide range of independent shops, cafés, bars and restaurants, along with excellent leisure facilities such as Kelso Racecourse, a swimming pool, fitness centre, curling club, and two golf courses, including Kelso Golf Club and the championship course at Schloss Roxburghe. Kelso also hosts a vibrant events calendar, including the Border Union Agricultural Show and concerts and exhibitions at Floors Castle.

There are excellent schooling options nearby, including Kelso High School, with private schooling available in Melrose and Berwick-upon-Tweed. The surrounding area is rich in country houses and attractions, with Coldstream, Melrose and Jedburgh all within easy reach.

The wider Borders countryside offers access to the Northumberland National Park, the Cheviot Hills, St Cuthbert's Way, and the stunning coastline at Berwick-upon-Tweed, St Abbs and Coldingham. Despite its peaceful setting, Kelso is well connected. The A68 provides easy access to Edinburgh, Newcastle. Tweedbank station offers a direct rail link to Edinburgh Waverley, while Berwick-upon-Tweed provides mainline services to London King's Cross in approximately 3½ hours.



General Remarks

Distances

Coldstream 10 Miles, Melrose 15 miles, Tweedbank Train Station 15 miles, Berwick upon Tweed Train Station 23 Miles, Edinburgh 43 Miles, Newcastle 68 Miles. (distances are approximate).

Services

Mains Gas - Aga and Central Heating, Mains water, Electricity and Drainage. Fibre Broadband Services are Available.

Fixtures and Fittings

All fitted carpets, curtain poles, blinds, light fittings and integrated appliances form part of the sale.

Listing and Conservation

Pringle Bank is Grade B Listed and lies within the conservation area of Kelso.

Council Tax

Band G

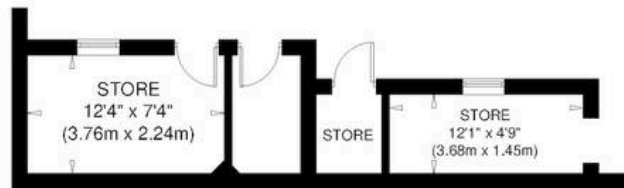
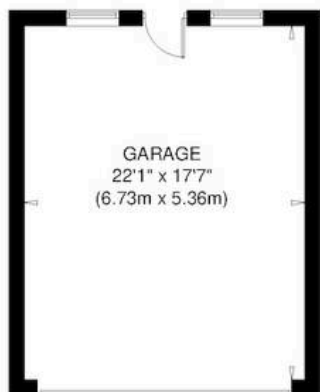
Tenure

Freehold

EPC Energy Efficiency Rating

Band D

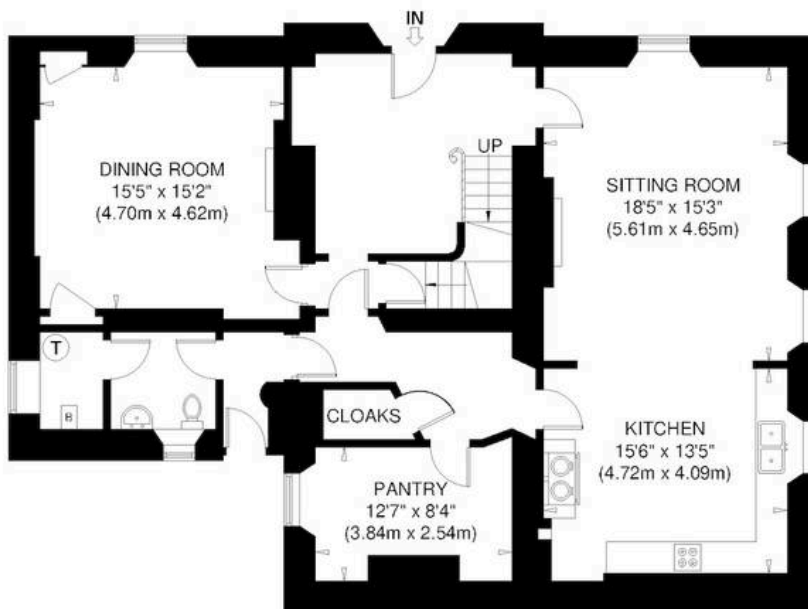




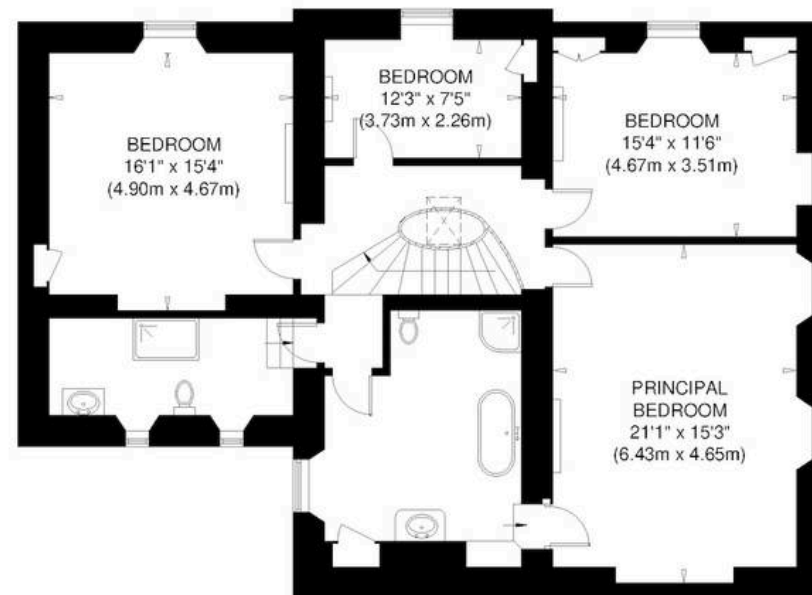
OUTBUILDINGS
GROSS INTERNAL
FLOOR AREA 55.9 SQ M / 601 SQ FT



BASEMENT
GROSS INTERNAL
FLOOR AREA 29.5 SQ M / 317 SQ FT



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 128.1 SQ M / 1379 SQ FT



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 128.9 SQ M / 1387 SQ FT

PRINGLE BANK
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA = 286.5 SQ M / 3084 SQ FT
OUTBUILDINGS AREA = 55.9 SQ M / 601 SQ FT
TOTAL AREA = 342.4 SQ M / 3685 SQ FT

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

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Compliance

All successful bidders will be subject to third party proof of funding and AML (Anti Money Laundering) checks. These checks will consist of proof of address, proof of ID and proof of how the purchase is being funded. Please note there will be a charge of £25 + VAT £30 total per individual. To find out how we process Personal Data, please refer to our privacy policy: <https://www.patonandco.com/privacy-policy/>

Misrepresentations

1. The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor Paton & Co, the selling agent, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent. 2. The Purchaser(s) shall be deemed to acknowledge that he/she has not entered into contract in reliance on the said statements, that he/she has satisfied himself as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property. 3. Any error, omission, or misstatement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.

Important Notice

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Paton & Co Estate Agents

Paton & Co LLP, Conduit House - TD15 1TB

01289542400 • enquiries@patonandco.com • www.patonandco.com/