



Fairnington Lodge, Kelso

Offers Over £550,000

PATON & CO
ESTATE AGENTS



Fairnington Lodge

Kelso, Kelso

Fairnington Lodge is an attractive former lodge which has been extended over the years to create a comfortable home with a practical layout.

- Open Views
- Characterful Period Property
- Outbuildings
- Off-Street Parking & Garage
- Beautiful Condition Throughout
- Home Office



Property Description

Fairnington Lodge is an attractive four-bedroom former lodge set in an idyllic rural location, beautifully blending period charm with modern convenience. Dating back to the mid 1800s, this detached home has been thoughtfully extended to create bright, elegant accommodation, all within easy reach of the A68 and the nearby towns of St Boswells, Kelso, and Jedburgh. The property further benefits from uninterrupted views of Peniel Heugh and the Waterloo Monument, adding to its exceptional setting.

The ground floor is centred around a spacious open-plan kitchen and dining area, featuring sleek cabinetry, integrated appliances, a Rangemaster cooker, and a walk-in pantry, perfect for both everyday family life and entertaining. A characterful sitting room, complete with exposed beams, dual-aspect windows, and a multi-fuel stove, provides a cosy retreat. A second versatile reception room opens directly onto the garden, offering flexibility as a home office, dining room, additional bedroom, or further sitting room. A utility room, WC, and boot room complete the ground floor and add to the practicality.

The first floor comprises four well-proportioned bedrooms, all enjoying open countryside views, including a principal bedroom with a luxurious en-suite featuring a bathtub and elegant brass fittings. A stylish family wet room serves the remaining rooms.

Set within approximately 0.5 acres, the wrap-around garden offers privacy and space in abundance. With well-kept lawns, a sunny decked terrace, vegetable beds, and a shed with lean-to housing an outdoor kitchen, it is perfectly suited to outdoor living. A range of outbuildings, including a garage and workshop, provide excellent storage and potential for hobbies or workspace.

Offering a sought-after rural lifestyle with modern comfort, Fairnington Lodge is a truly special home in the heart of the Borders.





General Remarks

Distances

Kelso 8 miles, St Boswells 7 miles, Melrose 11 miles, Tweedbank Rail Station 12 miles, Berwick-Upon-Tweed 30 miles, Edinburgh 45 miles, Newcastle 63 miles. (All distances are approximate).

Services

The property is equipped with oil-fired central heating and mains electricity. Water is supplied via the mains, with private drainage managed through a septic tank. Additionally, the home benefits from fibre broadband connectivity.

What3words

<https://w3w.co/person.lushly.imprints>

Fixtures and Fittings

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

Listing & Conservation

Fairnington Lodge is not listed nor does it fall within a conservation area

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E











Area Insights

Fairnington Lodge enjoys a peaceful rural setting in the heart of the Scottish Borders, surrounded by rolling countryside just a short distance from the highly sought-after market town of Kelso. This idyllic yet well-connected location offers the very best of country living, while remaining within easy reach of some of the Borders' most desirable towns, including Melrose, Jedburgh and St Boswells. Kelso, widely regarded as one of the most attractive towns in the Borders, provides an excellent range of amenities, including independent shops, cafes, restaurants, and major supermarkets. The town is rich in history and architectural charm, home to landmarks such as Floors Castle, the largest inhabited castle in Scotland, and the impressive ruins of Kelso Abbey.

Kelso is also well known for Kelso Racecourse, one of the friendliest racecourses in Britain, as well as a variety of leisure pursuits including golf at Kelso Golf Club and the championship course at Schloss Roxburghe Golf Club.

Melrose is widely regarded as one of the most attractive and vibrant towns in the region, famed for the magnificent Melrose Abbey, its excellent selection of independent shops, cafés and restaurants, and its strong sporting heritage as the birthplace of rugby sevens. The town offers a thriving community atmosphere and provides further high-quality amenities within easy reach of the property. The surrounding area is ideal for outdoor enthusiasts, offering an abundance of scenic walks, cycling routes, and excellent fishing along the nearby River Teviot and River Tweed.

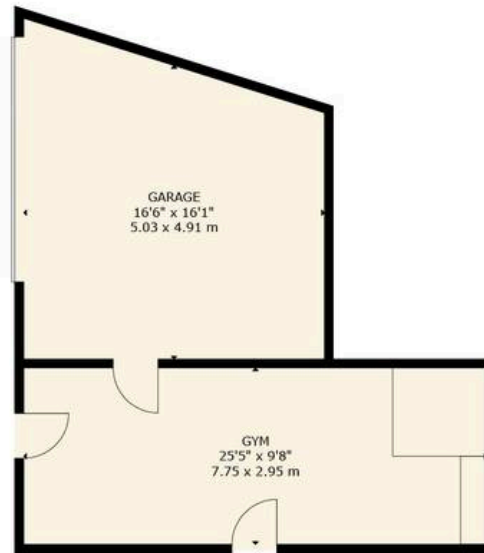
The iconic Waterloo Monument atop Peniel Heugh provides a striking backdrop to the landscape and is a well-known local landmark, clearly visible from the property. Beyond Peniel Heugh lies Harestanes Countryside Visitor Centre and the picturesque Monteviot House and Gardens. These popular destinations offer a wonderful day out, featuring attractions such as the Out-There Artisan Eco Café, The Scoopery ice cream parlour, Buy Design Gallery, Harestanes Glass Studio, woodworking workshops, and a large, well-equipped adventure play park, perfect for families and visitors of all ages.



The area is well served by reputable schooling options. Kelso and Jedburgh offer primary and secondary education, while nearby villages and towns provide additional choices. Private schooling is available at St Mary's School and Longridge Towers School.

Despite its tranquil setting, Fairnington Lodge is well connected. The A68 offers straightforward access north to Edinburgh and south towards England, while rail services from Tweedbank Railway Station provide regular connections to Edinburgh and beyond.





FAIRNINGTON LODGE, KELSO, TD5 8NT
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1,853 SQ FT / 173 SQ M
GARAGE 266 SQ FT / 25 SQ M, GYM 246 SQ FT / 23 SQ M, STORAGE 60 SQ FT / 6 SQ M
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/>

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