HASTINGS LEGAL







4/5 Wester Wooden Farm Cottages, Eckford, TD5

Offers over £330,000

PROPERTY & LEGAL

4 bed | 2 public | 2 bath

EPC : E (54)

HIGHLIGHTS

- Beautiful Countryside Setting
- Four Spacious Bedrooms
- Attractive Front Paddock
- Presented in Excellent Condition
- Versatile Family Accommodation





Occupying a delightful rural setting within the picturesque hamlet of Eckford, 4/5 Wester Wooden Farm Cottages is an attractive four-bedroom semi-detached home, enjoying beautiful views across surrounding countryside. Recently renovated and presented to an excellent standard throughout, the property offers spacious and versatile accommodation, ideally suited to modern family living while retaining the appeal of its peaceful countryside surroundings. The ground floor is particularly well laid out, with a welcoming open-plan kitchen, dining and living space providing a wonderful area for everyday living and entertaining. The kitchen is complemented by a dining area and comfortable sitting space, centred around a charming wood-burning stove. A separate living room offers an additional reception space, while a useful office/study provides an ideal area for home working. A utility room adds further practicality, and a well-proportioned fourth bedroom completes the ground floor accommodation. On the upper floor, there are three further bedrooms, including an impressive principal bedroom benefiting from ensuite facilities and fantastic dressing room. A separate family bathroom serves the remaining bedrooms.
Externally, the property enjoys its own private off-street parking, together with a particularly attractive paddock to the front, adding to the appeal of this lovely rural home. The surrounding setting is undoubtedly a highlight, with the open countryside providing a wonderful outlook to enjoy throughout the seasons.

Location
The picturesque rural hamlet of Eckford enjoys a lovely setting in the heart of the Scottish Borders, surrounded by rolling countryside and beautiful open landscapes. Ideally positioned between the historic market towns of Kelso and Jedburgh, both offering a range of shops, cafés, restaurants and everyday amenities, Eckford provides a peaceful village lifestyle while remaining conveniently placed for access to the wider Borders. The surrounding area is particularly appealing for those who enjoy walking, cycling and making the most of the outdoors, with the River Teviot and scenic countryside close by.

Viewing & Home Report
A virtual tour is available on Hastings Legal web and YouTube channel - please view this before booking a viewing in person. The Home Report can be downloaded from our website www.hastingslegal.co.uk or requested by email enq@hastingslegal.co.uk Alternatively or to register your interest or request further information, call 01573 225999 - lines open 7 days a week including evenings, weekends and public holidays.

Price & Marketing Policy
Offers over £330,000 are invited and should be submitted to the Selling Agents, Hastings Property Shop, 28 The Square, Kelso, TD5 7HH, 01573 225999, Email - Enq@hastingslegal.co.uk. The seller reserves the right to sell at any time and interested parties will be expected to provide the Selling Agents with advice on the source of funds with suitable confirmation of their ability to finance the purchase.