

HASTIN^{LEGAL}&S



3 Hadden Farm Cottages



3 Hadden Farm Cottages Kelso, TD5 8HU



3 bed



2 public



3 bath



Charming Three-bedroom Country Cottage Set Within A Peaceful Rural Location, Enjoying Breathtaking Views Over The Rolling Lammermuir Hills Towards Hume Castle. A Wonderful Opportunity For Idyllic Countryside Living.



3 HADDEN FARM COTTAGES

3 Hadden Farm Cottage is a charming three-bedroom country cottage, full of character and enjoying an enviable position within a peaceful and picturesque rural setting. Surrounded by rolling countryside, the property boasts breathtaking, far-reaching views across the Lammermuir Hills and towards the striking Hume Castle — a constantly changing landscape that can be enjoyed throughout the seasons.

Beautifully presented and in good condition throughout, the cottage offers well-balanced and comfortable accommodation. At its heart is a cosy living room complete with a stove, creating a warm and inviting space to relax, while the spacious kitchen provides an ideal setting for both everyday living and entertaining. The three bedrooms are all well-proportioned, complemented by two bathrooms, making the home both practical and versatile.

Externally, the property continues to impress. Generous front and rear gardens provide a wonderful sense of space and privacy, perfect for enjoying the surrounding scenery. Of particular note is the delightful converted stone outbuilding positioned at the foot of the rear garden. This highly versatile space is fitted with a working toilet and a small kitchen area, offering excellent potential as a home office, creative studio, hobby room, or even a separate annexe for visiting family or guests.

The cottage further benefits from solar panels, double glazing, ample storage throughout, and a private garage to the front. Offering a rare combination of charm, flexibility, and truly outstanding views, 3 Hadden Farm Cottage presents a wonderful opportunity to enjoy idyllic country living while remaining within reach of local amenities.

LOCATION

Sprouston is a charming village located just 3.7 miles from Kelso, surrounded by open countryside and farmland, and well connected via the B6350.

- **Amenities:** While Sprouston itself offers a peaceful rural setting, a comprehensive range of amenities can be found nearby in Kelso, including quality shops, sporting facilities, eateries, and essential services. The village benefits from its close-knit community and its proximity to one of the Borders' most attractive towns.
- **Schooling:** Local schooling is available in Kelso, which provides both primary and secondary education within easy reach for families living in Sprouston.
- **Population:** Sprouston is a small and friendly rural village with a population under 500, a strong sense of community and close relationships with surrounding towns and settlements.

• **Transport Connections:** The village enjoys convenient access to Kelso via the B6350 and is well situated for exploring the wider Borders region. The surrounding road network provides good links to nearby towns, and the area offers excellent opportunities for country pursuits, including fishing on the River Tweed.

HIGHLIGHTS

- Charming three-bedroom cottage
- Stunning rolling countryside views
- Generous front and rear gardens
- Private garage to front
- Versatile converted steading

ACCOMMODATION SUMMARY

Entrance hall, sitting room, bedroom, kitchen, WC, two bedrooms, shower room.

SERVICES

Oil fired central heating. Multi fuel stove. Mains electric and water.

COUNCIL TAX

Band B.

ENERGY EFFICIENCY

Rating E.

ADDITIONAL INFORMATION

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

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 £220,000 are invited and should be submitted to the Selling Agents, Hastings Property Shop, 28 The Square, Kelso, TD5 7HH, 01573 225999, Fax 01573 229888 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.