

19 The Yett

Audreys, 19 The Yett

Kirk Yetholm, TD5 8PL

Offers Over £275,000





Spacious home in a charming village location enjoying an idyllic location with fantastic countryside views and private garden to the rear.



Fondly known as Audrey's, this charming home is quietly positioned in a leafy corner of the popular cul de sac – a spacious and recently refurbished bungalow perfect as a main residence for the downsizer in search of ground level living, or for those with a second home country getaway in mind.

Currently running as a successful holiday cottage, the property is perfectly placed for the many leisure and countryside facilities of the village and further afield.

With an exceptional plot and far-reaching outlooks, the link detached property has a beautifully renovated interior; with a fantastic dining kitchen at its heart, there is no shortage of storage and counter space, with a useful adjoining garage with integral access hosting a useful utility space. The lounge sits to the rear with a wonderful open panorama of neighbouring countryside, with a feature fireplace and fresh décor. Two well appointed and bright double bedrooms and the shower room sit across the hall.

The garden is a wonderful complement to the accommodation; with a neat frontage and driveway, and extensive section of lawn stretching to the side and rear, with mature planting providing sheltering and plenty of scope for further landscaping as desired or even extension.

The charming village of Kirk Yetholm offers the modern buyer an enviable lifestyle location; surrounded by truly glorious rolling landscape, the setting offers the best of a rural way of life, with a super community at its heart and excellent links to the nearby town of Kelso and further afield.

LOCATION

Yetholm is a thriving rural community situated at the end of the Pennine Way, with an excellent range of services available locally including primary education, filling station, post office, licensed bar, public hall and playing fields. The nearest town is Kelso, some seven miles distant, which has good educational and sporting facilities and quality shops. The local area has much to offer those interested in country pursuits with Tweed fishing, National Hunt racing and

walking in the Cheviot Hills. Both Edinburgh and Newcastle, with their International airports, are easily commutable within approximately one hour's drive, with intercity rail connection available at Berwick upon Tweed some 23 miles distant.

HIGHLIGHTS

- Village Setting
- Incredible Countryside Views
- Spacious Accommodation
- Wonderful Garden
- Garage & Driveway

ACCOMMODATION SUMMARY

Entrance Vestibule, Hallway, Dining Kitchen, Integrated Garage, Lounge, Shower Room, Two Double Bedrooms.

SERVICES

Mains water, drainage and electricity. Double glazing. Oil Fired Central Heating.

ADDITIONAL INFORMATION

All carpets, floor coverings, light fittings and integral kitchen appliances as mentioned will be included in the sale.

COUNCIL TAX

Currently registered as Holiday Let with small business rates exemption.

ENERGY EFFICIENCY

Rating D

TENURE

Freehold

VIEWING & HOME REPORT

A virtual tour is available on Hastings Legal - YouTube. Please view this before booking a personal viewing. The Home Report can be downloaded from our website www.hastingslegal.co.uk or requested by email enq@hastingslegal.co.uk. Alternatively, or to request further information, call 01573 225999 - lines open 6 days a week including evenings, weekends and public holidays.

MARKETING POLICY

Offers over £275,000 are invited and should be submitted to the Selling Agents, Hastings Property Shop, 28 The Square, Kelso, TD5 7HH, 01573 225999, Fax 01573 229888 or 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.

All measurements are approximate and are taken at the widest point. Whilst these particulars have been carefully prepared, no guarantee is given as to their accuracy and they shall not form part of any contract to follow hereon.



