



Sixpenny Jacks, 6 Grafton Road

Town Yetholm, TD5 8RU



3 bed



2 public



1 bath

Superb Opportunity to Purchase in a Conservation Village, A Detached Property Requiring Upgrading In a Large Secluded Plot

Lounge/Dining Room, Kitchen, Dining Room/Bedroom, Dressing Room/Formal Shower Room, Three Double Bedrooms and Bathroom. Garage and Private Drive. Large Private Gardens.



'Sixpenny Jacks' is a superb detached property, nestled in a very secluded and private position just off Grafton Road with large gardens which surround the property and outlooks towards Staerough. Built in the 1950's by one of the villagers who at the time was working as a teacher and so called a 'sixpenny jack' by locals because of his ability to turn his hand to any task. For those seeking to buy in a pretty picturesque village and looking for the opportunity to renovate and upgrade a property for themselves, opportunities as good as this one don't come along very often.

The property itself requires renovation and upgrading with plenty of scope for reconfiguration and even extension if desired (subject to consents); the possibilities are endless and this is a real chance for those looking to create their own individual family home or fabulous holiday property. The space on offer both inside and outside is excellent; the plot itself extends around the property with a large area of garden both the side and the rear; plenty of space for the gardening enthusiast or for additional structures such as summer houses or even a garden studio if desired.

LOCATION

Town Yetholm is a thriving rural community situated at the end of the Pennine Way. An excellent range of services are available locally including primary school, filling station/garage, bus services, post office, village shop, butcher's/baker's, hotel/restaurant, public halls and playing fields. The nearest town is Kelso, some seven miles distant, which has good educational and sporting facilities and quality shops.

GROUND FLOOR ACCOMMODATION

The ground floor accommodation predominantly enjoys outlooks to the south over the private gardens with Staerough in the distance. There is plenty of scope to reconfigure the layout if desired but currently the property benefits from a spacious L shaped living/dining room, complete with three large sash and case windows and an open coal fire. The dining area leads into the kitchen with window to the front and a step down into the rear hall with external access from the front of the property. This hall leads to what has in more recent times been used as a downstairs bedroom; it's a well proportioned room, again with an array of windows and a lovely outlook. This space could alternatively be used as a dining room if preferred with plenty of space for large table and chairs. A room off has in the past been fitted as a shower room and could easily be reinstated as such, but again, could be used in alternative ways depending on requirements and design.

UPPER ACCOMMODATION

The three bedrooms on the upper floor boast superb views either towards Staerough or up the valley into The Cheviots. There is plenty of space on offer on the upper floor with all three bedrooms being of good proportions as well as a bathroom which is currently fitted with a three piece suite.

MEASUREMENTS

Living/Dining Room	4.25m x 7.89m (13'11" x 25'11")
Kitchen	3.73m x 2.71m (12'3" x 8'11")
Downstairs Bedroom/Dining	4.54m x 3.35m (14'11" x 11'0")
Former Shower Room	2.90m x 2.65m (9'6" x 8'8")
Bedroom One	4.61m x 2.84m (15'1" x 9'4")
Bedroom Two	3.14m x 3.33m (10'4" x 10'11")
Bedroom Three	2.39m x 3.73m (7'10" x 12'3")

GARAGE

A private drive to the front of the property leads to the garage at the side. An excellent space either for parking, additional storage but with scope to incorporate this space into the house if desired. For the motoring enthusiast the garage comes complete with an inspection pit and there is access from the rear of the garage directly into the gardens.

EXTERNAL

The outside space offers as many possibilities as the house itself; the space on offer is fabulous. The gardens extend around the property ensuring excellent privacy. For the gardening enthusiast, the gardens offer endless opportunities for further landscaping, vegetable plots etc with plenty of space to be self sufficient for those seeking 'the good life'. Currently the gardens are well tended with large lawned areas with planted beds and borders. A garden pond and patio seating area to the foot of the garden create a lovely focal point.

SERVICES

Mains water, electricity and drainage. Partial solid fuel central heating from a back boiler.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY

Rating F

VIEWING AND HOME REPORT

To arrange a viewing or request a copy of the Home Report contact the selling agents, Hastings Property on 01573-225999-lines open until 10pm 7 days a week.

MARKETING POLICY

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