

LEGAL
HASTIN & S



The Whinney

Cessford, Morebattle, Kelso TD5 8EF





Character, chocolate box good looks, a scenic spot and an elegant and charming decor – everything you could hope for in a country home! This unique and bespoke design four bedroom cottage sits in glorious Borderland, and has been fully restored to an exacting standard both internally and out, overlooking the Cheviots and nestled in stunning Border countryside.



Formerly two cottages, The Whinney has been thoughtfully converted to provide for modern living; with an elegant country décor and excellent flow through the public and living spaces with luxurious touches. The property offers an exciting opportunity with planning permission in place for the barn – an excellent prospect to develop as holiday let or combination property with self contained accommodation. In such an enviable position and with tasteful finishes thought, it is destined to make a wonderful family home or country getaway.

LOCATION

Morebattle is a popular and peaceful spot, with the Kale water running alongside it, and nestles amongst the desirable scattering of traditional Border villages such as Eckford, Linton, Cessford and Yetholm – all offering quiet, country living, whilst being only 7 miles south of Kelso and 10 miles to Jedburgh and the connecting A68. The area proudly boasts some of the most scenic and unspoiled Border countryside, surrounded by traditional farmland and extremely popular with those seeking a balance of country and modern life.

The nearby town of Kelso, which lies at the meeting point of the Tweed and Teviot rivers, is one of the most attractive and desirable towns in the region. Notable historic features, such as the 12th Century Abbey, the Flemish style cobbled square, Floors Castle and the old bridge across the Tweed, make it a popular spot for tourists and locals alike, with the town boasting excellent educational, sporting and leisure facilities and many quality shops. The area has much to offer those interested in country pursuits with fishing on the Tweed and is an increasingly sought after location within the Borders.

FEATURES & HIGHLIGHTS

- Location – being just in idyllic surroundings yet just 7 miles from Kelso with village pub and facilities at nearby Morebattle, The Whinney benefits the best of both country living making for a perfect balance of rural and modern living.
- Host of retained features – including exposed beams, open fireplaces, beautifully preserved stonework, tiled flooring, striped wooden stable doors and feature AGA.
- Entertaining, family sized kitchen – beautifully bright with country fitted kitchen and excellent proportions allowing for farm style dining furnishings and picture postcard views.
- Luxury master bedroom – with immaculate classic bathroom ensuite, including roll top bath and walk-in shower.
- Scope – the property offers endless scope and development opportunities for those looking to start self catering or B&B accommodation or to have extended family living independently but on doorstep with the Barn Conversion having been granted planning permission for a 2 bedroom dwelling.

ACCOMMODATION

Ground floor; entrance & boot room opening from the parking area, guest bedroom, dining kitchen & larder, front porch, snug/sitting room, living room, rear hall, shower room, utility and workshop with store. First floor; master with ensuite bathroom, cloakroom, two further double bedrooms.

EXTERNAL

Generous grounds accompany and wrap around the property, providing excellent privacy and pleasant outlooks. The garden is mostly laid to lawn and enclosed with stone walling, sheltering bushes and trees.

Stonebuilt double garage and barn with games room suitable for conversion to detached dwelling. Stone outbuilding at foot of garden providing garden store/workshop.

SERVICES

Mains electricity and water. Private drainage.

ADDITIONAL INFORMATION

All integral appliances, fire surrounds, floor and wall coverings are included in the sale price.

COUNCIL TAX

Band D

ENERGY EFFICIENCY

Rating E

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.





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