

HASTIN^{LEGAL}&S



Rose Cottage 6 Wester Wooden Farm Cottages Kelso, TD5 8LQ



2 bed



2 public



1 bath



Charming end-terrace sandstone cottage in a beautiful rural setting, offering peace and lovely surrounding views. Within easy reach of Jedburgh and Kelso, with private parking and enclosed garden.



6 WESTER WOODEN FARM COTTAGES

6 Wester Wooden Farm Cottage is a charming end-terrace sandstone cottage set within a truly picturesque countryside location, offering peace, privacy and a wonderful sense of rural living. Surrounded by open farmland and beautiful views, the property enjoys a tranquil setting while remaining easily accessible to Jedburgh and Kelso, making it ideal for those seeking rural life without isolation.

Beautifully presented throughout in a country-chic style, the interiors feel warm, welcoming and comfortable, perfectly complementing the character of the cottage and its natural surroundings. At the same time, there remains scope for a purchaser to personalise and make their own mark if desired.

The accommodation is well laid out and comprises an entrance hall, a cosy lounge, a breakfasting kitchen with space for dining, and a bright conservatory overlooking the garden. The principal bedroom is particularly generous and benefits from excellent storage, including a large walk-in wardrobe and a useful box room accessed directly from the bedroom, offering flexibility for a home office, dressing room or additional storage. A second bedroom and well-appointed shower room complete the internal accommodation.

Externally, the property benefits from private parking to the front with driveway and woodstore. To the rear, an enclosed garden laid to lawn provides a lovely, manageable outdoor space in which to relax and enjoy the surrounding countryside. Full double glazing and LPG heating ensure comfort and efficiency throughout the year.

LOCATION

Eckford is a small village with a population of approximately 45 nestling in the foothills of the Cheviots, lying midway between Kelso and Jedburgh some 6 miles distant.

The nearby village of Morebattle has a primary school, general store, butchers, post office, hotel/pub and The Teviot Water Gardens and Smokery is nearby. Kelso, one of the most attractive and unspoiled towns in the Borders offers good educational and sporting facilities and many quality shops. Activities available locally include hill walking, fishing and golf at the championship standard course at The Roxburgh. An excellent location for walking and quiet country pursuits with wooded hills behind and the nearby Bowmont Forest providing ample scope for woodland walks.

HIGHLIGHTS

- Idyllic countryside setting
- Charming end-terrace sandstone cottage
- Private driveway and parking
- Enclosed rear garden grounds

ACCOMMODATION SUMMARY

Entrance hallway, lounge, kitchen/dining room, conservatory, two bedrooms, box room, shower room.

SERVICES

Mains water and electricity. Private drainage. LPG heating, supplemented by multi fuel stove. Double Glazing.

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 £215,000 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.