



Fox Covert Kaimflat
Kelso, TD5 7QN



A generously proportioned four-bedroom steading conversion enjoying a rural setting with open countryside views. Offering flexible accommodation over two levels, the property provides an ideal opportunity for purchasers seeking a project with scope to add value.



FOX COVERT, KAIMFLAT, KELSO

ox Covert is a highly successful four-bedroom steading conversion, set in a peaceful rural location and surrounded by open countryside. Offering expansive and flexible accommodation, this charming home seamlessly blends character features with modern living.

The ground floor comprises three generous double bedrooms, a dedicated cinema room, and a stunning open-plan kitchen, dining, and living space. This impressive heart of the home features a vaulted ceiling, exposed beams, and a welcoming open fire, creating a warm and inviting atmosphere. Also located on the ground floor are a utility room, gallery area, and a family bathroom.

The first floor is dedicated to the spacious principal bedroom suite, complete with an en-suite shower room, walk-in wardrobe, and Juliet balcony overlooking the surrounding countryside. A comfortable family room with a multi-fuel stove provides an additional living space and features a gallery/viewing platform overlooking the main kitchen and living area below.

Externally, the property benefits from a gravelled driveway providing ample parking, a carport, and a workshop space. To the rear, the garden is predominantly laid to lawn, offering an attractive outdoor space to relax and enjoy the peaceful rural setting.

LOCATION

Kelso is a vibrant and historic Borders town proudly positioned at the confluence of the Rivers Tweed and Teviot. Long regarded as one of the most attractive and unspoiled towns in the region, Kelso has become an increasingly popular choice for homebuyers, offering a blend of heritage, lifestyle, and modern convenience.

- **Amenities:** The town centres around its distinctive Flemish-style cobbled square, home to artisan shops, independent retailers, cafés, and services. Kelso benefits from excellent leisure and beauty facilities, supermarkets, and a broad range of mainstream amenities. The town's rich history is reflected in landmarks such as Floors Castle and the remains of its notable Augustan Abbey, contributing to a thriving visitor and holiday trade.

- **Schooling:** Kelso is exceptionally well served for education, with a modern primary school and a state-of-the-art secondary school offering high-quality facilities for local families.

- **Population:** As one of the Borders' most sought-after towns, Kelso has a welcoming and active community of around 7000, supported by a wide variety of clubs, events, and cultural and sporting activities.

- **Transport Connections:** The town enjoys excellent road links to neighbouring Border towns and is commutable to Edinburgh. Rail connections are easily accessed via Berwick-upon-Tweed on the East Coast Main Line. The surrounding countryside provides endless walking routes, trails, and outdoor pursuits, including fishing on the River Tweed, making Kelso a clear favourite for those seeking both lifestyle and connectivity.

WHAT3WORDS - ///kings.boggles.guesswork

HIGHLIGHTS

- Stunning Steading Conversion
- Peaceful Rural Setting
- Four Spacious Bedrooms
- Vaulted Beamed Ceilings
- Cinema Room & Workshop

ACCOMMODATION SUMMARY

Ground Floor: Front porch, entrance hallway, lounge/dining room/ kitchen, cinema room, three bedrooms, utility room, bathroom. First Floor: Family room, master bedroom with ensuite and dressing room.

SERVICES

Mains electricity, & Water. Private drainage. Multi fuel stove. Open fire. Electric boiler.

COUNCIL TAX

TBC

ENERGY EFFICIENCY

Rating F.

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 £450,000 are invited and should be submitted to the Selling Agents, Hastings Property Shop, 28 The Square, Kelso, TD5 7HH, 01573 225999, 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.