

LEGAL
HASTIN & S



Station House, Sprouston

Kelso, TD5 8HW

Offers Over £595,000





This stunning historic home is nestled to the edge of the village of Sprouston - within a countryside walk of the vibrant town of Kelso. With an exceptional garden and open outlooks, this striking property benefits a generous layout and an annexe apartment for income potential or multi generational living.



STATION HOUSE

A home filled with history, character and personality, Station House is a wonderful find for any family and perfectly placed in glorious Scottish Borders countryside. With an enviable position benefitting both easy access to endless open countryside and nearby amenities, Sprouston remains a popular choice for modern buyers - with Station House offering an exceptional plot with a large, level garden filled with points of interest and excellent privacy.

The house itself is a fantastic culmination of period features with contemporary and eclectic styling, imbedded with beautiful family mementoes as well as nods to the history of the house and its heritage. The main house is presented in an ideal layout for any growing family; with a choice of spacious public rooms including an impressive dining room, a spacious lounge and an open plan living kitchen with direct access to the garden. In addition, a useful utility room opens from the kitchen, with a ground level bedroom for future proofing, a home office, gym and excellent appointment of storage.

The upper level provides three comfortable bedrooms, a family bathroom and the sumptuous master with ensuite. Annexe style accommodation ideal as an income stream, for work or studio space, sits above the double garage and can be integrated with the main accommodation, connecting through the gym, or serve as a stand alone apartment.

The apartment comprises two bedrooms, a fitted bathroom and a lounge with space and connections for kitchen facility.

LOCATION

Sprouston is a charming village positioned just 3.7 miles from Kelso, surrounded by countryside and farmland, and well connected via the B6350.

Kelso, which lies at the meeting point of the Tweed and Teviot rivers, is one of the most attractive and unspoiled towns in the Borders. Notable features are the 12th Century Abbey, the Flemish style cobbled square, Floors Castle and the old bridge across the Tweed.

The town has good educational and sporting 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

ACCOMMODATION SUMMARY

Ground Floor; Entrance Vestibule, Entrance Hall, Dining Room, Drawing Room, Gym / Storage Room, Rear Hall, Study, Cloakroom W/C, Bedroom 1, Kitchen / Dining Room, Utility Room, Rear Porch. First Floor; Landing, Master Bedroom with En-suite Bathroom with Freestanding Bath & Shower Cubicle, Three further Bedrooms, Family Bathroom with Freestanding Bath. Sitting Room, Two Double Bedrooms, Bathroom.

HIGHLIGHTS

- Beautiful village setting
- Adaptable layout and easy flow
- Annexe apartment & double garage with own entrance
- Wonderful gardens
- Excellent privacy
- Unique historic home with period features
- Easy distance to Kelso, Berwick and beyond

SERVICES

Mains water, drainage and electric. Oil fired central heating.

ADDITIONAL INFORMATION

All integrated appliances including the AGA, curtain poles, blinds and light fittings are included in the sale. A selection of further furnishings and the hot tub are available as part of negotiations. .

COUNCIL TAX

Band G.

ENERGY EFFICIENCY

Band E.

TENURE

Freehold

VIEWING

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 7 days a week including evenings, weekends and public holidays.

MARKETING POLICY

Offers over £595,000 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.



