

HASTIN^{LEGAL}&S



Bowmont Street
Kelso, TD5 7DZ



7 bed



3 public



8 bath



Bellevue Guest House is an impressive Victorian villa set in a prime position on Bowmont Street in the heart of Kelso. Rich in period character, the property offers generous accommodation with the flexibility for a fine family home or continued guest house use.



BELLEVUE HOUSE

Bellevue House is an impressive Victorian villa dating from 1840, offering substantial and versatile accommodation within a well-established residential area of Kelso. The property has been carefully maintained and enjoyed by the current owners, with many original architectural features retained and complemented by thoughtful improvements that respect the character of the house.

The original villa displays much of its period charm, with generous proportions and refined detailing typical of the era. The principal rooms include a comfortable lounge, formal dining room and study, providing excellent flexibility for family living, entertaining or guest use. A well-appointed kitchen, supported by a practical utility room, ensures the house meets the demands of modern living.

The accommodation extends to six bedrooms, each with its own en-suite, making the property particularly well suited to continued use as a guest house or for a large family seeking space and privacy. The owner's accommodation is thoughtfully arranged and centres around a spacious principal bedroom, complete with a walk-in wardrobe and a well-appointed en-suite bathroom, providing a private retreat separate from guest areas.

To the rear of the original villa, a gorgeous garden room extension forms a notable addition to the property. Designed to sit comfortably alongside the period architecture, this light-filled space enjoys views over the garden and offers exceptional versatility. With its own independent access to the rear of the house, the garden room has clear potential to operate as a separate annexe, whether for owner occupation, extended family, or as a self-contained guest suite, while remaining easily connected to the main house if desired.

Bellevue House is set within mature and well-maintained grounds, with attractive gardens providing a peaceful and private setting for outdoor relaxation and entertaining. The property also benefits from a biomass pellet boiler, offering an efficient and environmentally conscious heating solution.

Equally suitable as a substantial family home or for continued operation as a guest house, Bellevue House offers a rare combination of period character, generous accommodation and adaptable living in one of the Scottish Borders' most attractive and desirable towns.

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.

HIGHLIGHTS

- 1840 Victoria Villa
- Guest House Or Residential
- Elegant Period Features
- Garden Room Extension
- Potential Self-Contained Annexe
- Mature Landscaped Gardens
- Central Kelso Location

ACCOMMODATION SUMMARY

GROUND FLOOR: Entrance foyer, drawing room, dining room, office, kitchen, utility room, boiler/drying room, bedroom with ensuite and walk in robe, garden room, cloakroom. **FIRST FLOOR:** six bedrooms each with ensuite, linen room.

SERVICES

Mains water, gas, drainage and electricity. Gas central heating. Secondary heating system provided via biomass wood pellet boiler.

COUNCIL TAX

Exempt, business rates payable

ENERGY EFFICIENCY

Band D.

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 £550,000 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.