



2 Hadden Farm Cottages



2 Hadden Farm Cottages
Kelso, TD5 8HU



Charming three-bedroom country cottage with stunning views across the Lammermuir Hills towards Hume Castle, offering character, comfort, and peaceful rural living.



3, HADDEN FARM COTTAGES

Set within an idyllic rural setting, 2 Hadden Farm Cottage is a delightful three-bedroom home brimming with traditional charm, character, and warmth. Enjoying a peaceful position surrounded by beautiful countryside, the property boasts breathtaking far-reaching views across the Lammermuir Hills and towards the iconic Hume Castle, creating a truly special backdrop for everyday living.

The cottage is presented in good overall condition throughout and has recently been repainted, offering well-balanced accommodation that is both comfortable and inviting. Inside, the property features three well-proportioned bedrooms, a cosy living room centred around a stove, a modern fitted kitchen, and two bathrooms, together with excellent storage throughout. The combination of charming period character and practical modern living makes this an ideal home for those seeking a peaceful countryside retreat, family home, or weekend escape. Externally, the property benefits from private parking for two cars to the front, while the surrounding setting provides a wonderful sense of tranquillity and open space. Solid fuel heating further enhances the cottage's traditional appeal and cosy atmosphere.

2 Hadden Farm Cottage offers a rare opportunity to acquire a characterful home in a picturesque rural location with truly outstanding views. With strong recent interest demonstrated by the successful sale of the neighbouring property, we anticipate significant appeal from a wide range of buyers looking for countryside charm combined with well-presented accommodation.

LOCATION

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

- **Amenities:** While Sprouston itself offers a peaceful rural setting, a comprehensive range of amenities can be found nearby in Kelso, including quality shops, sporting facilities, eateries, and essential services. The village benefits from its close-knit community and its proximity to one of the Borders' most attractive towns.
- **Schooling:** Local schooling is available in Kelso, which provides both primary and secondary education within easy reach for families living in Sprouston.
- **Population:** Sprouston is a small and friendly rural village with a population under 500, a strong sense of community and

close relationships with surrounding towns and settlements.

- **Transport Connections:** The village enjoys convenient access to Kelso via the B6350 and is well situated for exploring the wider Borders region. The surrounding road network provides good links to nearby towns, and the area offers excellent opportunities for country pursuits, including fishing on the River Tweed.

HIGHLIGHTS

- Stunning far-reaching views
- Charming three-bedroom cottage full of traditional character
- Modern kitchen
- Peaceful rural setting

ACCOMMODATION SUMMARY

Ground Floor: Entrance hallway, sitting room, kitchen/diner, rear vestibule, WC, bedroom 3. First Floor: Two bedrooms and bathroom.

SERVICES

Mains electricity, water. Shared septic tank drainage. Partial central heating system. Solid fuel stove.

COUNCIL TAX

Band B

ENERGY EFFICIENCY

Rating E.

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 £205,000 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.