HASTINGS LEGAL







2 Easter Wooden Farm Cottage
Kelso, TD5 8ED

PROPERTY & LEGAL

3 bed

2 public

2 bath

A beautifully presented semi-detached stone cottage set amidst rolling countryside close to Eckford and Kelso, offering flexible three-bedroom accommodation in immaculate move-in condition.





Nestled amongst rolling countryside close to Eckford and Kelso, 2 Easter Wooden Farm Cottage is a beautiful semi-detached stone cottage, presented in immaculate move-in condition and offering a wonderful blend of period charm and modern comforts in a peaceful rural setting.

The accommodation is both versatile and well-proportioned. On the ground floor, an entrance vestibule leads into a welcoming dining room, while the charming sitting room provides a cosy focal point with its wood-burning stove. An inner hallway gives access to the modern fitted kitchen, a spacious double bedroom and the family bathroom, which is fitted with a WC, wash hand basin and separate shower cubicle.

The first floor comprises a central landing leading to two further well-proportioned bedrooms, together with a convenient WC compartment with wash hand basin.

Externally, the property continues to impress. A useful outhouse, complete with hot and cold water supply, houses the washing machine and recently installed boiler, whilst also providing excellent additional storage. The beautifully maintained gardens are predominantly laid to lawn with mature planting and attractive sunny terrace areas, creating a tranquil space to relax and enjoy the surrounding wildlife and far-reaching countryside views.

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 Roxburghe. 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

- Beautiful semi-detached stone cottage
- Three-bedroom flexible accommodation
- Immaculate move-in condition
- Attractive gardens and outbuildings
- Peaceful countryside setting

ACCOMMODATION SUMMARY

Entrance vestibule, dining room, lounge, kitchen, bedroom, WC. First Floor: two double bedrooms and bathroom.

SERVICES

Solid fuel stove. Oil fired central heating. Mains electricity & Water. Shared septic tank.

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 £240,000,000 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.