



Garrabost

Town Yetholm, TD5 8RA



This sizable townhouse dates from the early eighteen hundreds and boasts a fabulous position within the conversation village of Town Yetholm. With outlooks over a small village green to the front and with open views beyond taking in Staerough in the distance. The property has been extended to the rear to incorporate a large family dining kitchen which leads directly to the low maintenance courtyard garden. The well-proportioned accommodation which extends over three floors offers some lovely period features with scope for the purchaser to modernise and upgrade some elements.



LOCATION

Town Yetholm is a thriving rural community situated at the end of the Pennine Way. An excellent range of services are available locally including primary school, filling station/garage, bus services, post office, village shop, butcher's/baker's, hotel/restaurant, public halls and playing fields. The nearest town is Kelso, some seven miles distant, which has good educational and sporting facilities and quality shops

ACCOMMODATION SUMMARY

Entrance Hall, Cloakroom, Lounge, Dining Room, Family Dining Kitchen, Four Bedrooms (one with En-Suite Shower Room), Sitting Room, and Family Bathroom

GROUND FLOOR ACCOMMODATION

The particularly well-proportioned lounge is situated to the front and boasts a large sash and case window overlooking the village green to the front. The large log burning stove is set into a recessed tiled fireplace and provides a lovely focal point. To the opposite side of the entrance hall is the formal dining room which is an ideal space for entertaining, again enjoying outlooks to the front and glazed double doors to the garden at the rear. Alternatively, this room could be equally well utilised as a sitting room or such like if preferred. Good storage is provided off the entrance hall with a useful cloakroom also located off. With access to the courtyard garden at the rear, the family dining kitchen is a real surprise. This room is flooded with natural light thanks to an array of velux windows, as well as windows and a glazed door to the garden. The feeling of space is further enhanced thanks to the vaulted style

ceiling and selection of white wall and base units. This sociable space has plenty of room for family dining as well as sofas or such like if desired.

FIRST FLOOR ACCOMMODATION

Both bedrooms located to the front are equally spacious double rooms. Both benefit from those lovely outlooks to the front as well as built in storage; usefully the main bedroom has the advantage of a fully tiled en-suite shower room. The third bedroom at this level is a very pleasant twin room with large front window and storage below whilst the bathroom is partially tiled and fitted with a white three piece suite with shower over the bath.

SECOND FLOOR ACCOMMODATION

The attic conversion has provided very flexible, additional accommodation which benefits from open outlooks to the rear towards the surrounding hills. The main area has been utilised as a sitting room with windows to the front and the rear with a store room off. The fourth bedroom, is again a double room with built in storage and a fitted wash hand basin.

EXTERNAL

A very quaint, enclosed courtyard garden lies to the rear of the property. This private space is ideal for those that require some outside space without too much maintenance. Mainly laid to patio with planted beds and borders.

SERVICES

Mains water, electricity and drainage. Oil central heating.

COUNCIL TAX

Band D

ENERGY EFFICIENCY

Rating E

VIEWING AND HOME REPORT

To arrange a viewing or request a copy of the Home Report contact the selling agents, Hastings Property on 01573-225999-lines open until 10pm 7 days a week.

MARKETING POLICY

Offers are invited and should be submitted to the Selling Agents, Hastings Property Shop, 28 The Square, Kelso, TD5 7HH, 01573 225999, Fax 01573 229888. 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.



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