



## Westfield Cottage

Kelso, TD5 7PN

Offers Over £440,000







Stunning four-bedroom detached cottage in Smailholm, beautifully renovated with panoramic views, stylish open-plan living, and exceptional outdoor spaces.



## SUMMARY

Westfield Cottage is a truly stunning four-bedroom detached home, carefully and thoughtfully renovated to the highest of standards, creating a beautiful blend of modern comfort and countryside charm. Set within an idyllic location and enjoying breathtaking views across the surrounding fields, this exceptional property offers both privacy and character. A gated entrance leads onto a private driveway, setting the tone for the sense of seclusion and quality throughout. Inside, the spacious lounge features floor-to-ceiling windows designed to capture the landscape, while the brand-new open-plan kitchen provides a wonderful space for both everyday living and entertaining. The home is finished throughout with solid oak doors, adding warmth and quality at every turn. The versatile fourth bedroom, positioned just off the lounge and served by its own shower room, lends itself perfectly as a guest suite or dedicated home office. Outside, the property continues to impress with a detached garage, a fully powered garden pod ideal as a studio or office, and a former stable block now converted into a highly practical outbuilding. The surrounding gardens create a serene setting, and with the addition of solar panels, Westfield Cottage also benefits from improved energy efficiency—making this a rare opportunity to acquire a beautifully finished home in a truly picturesque location.

## LOCATION

The position of Smailholm truly offers the best of both worlds; central to the rest of The Scottish Borders but also within a short drive of the rail line at Tweedbank which makes this property ideally suited for those that commute daily to Edinburgh. Equally, the main East Coast rail line at Berwick Upon Tweed gives easy connections to London. Smailholm is an attractive and historic village located around five miles from Kelso and also within easy driving distance of Melrose and Galashiels. The area is famed for its natural beauty and is popular with tourists; the historic 15th century 'Smailholm Tower' is located close by which is a prominent landmark in the area which proved inspirational to Sir Walter Scott.

## HIGHLIGHTS

- Recently renovated to a high standard
- Lounge with floor-to-ceiling countryside views
- Contemporary open-plan kitchen/dining
- Detached garage and powered garden pod
- Converted stable block for storage/workshop use
- Gated driveway and landscaped gardens

## ACCOMMODATION SUMMARY

Entrance porch, kitchen/dining, four bedrooms, family bathroom, lounge, shower room. External: Detached Garage, Garden Pod, Former stable block/outbuilding.

## SERVICES

Mains electricity & water. Oil central heating. Solar panels. Double Glazing

## COUNCIL TAX

Band F.

## ENERGY EFFICIENCY

Rating C.

## 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](http://www.hastingslegal.co.uk) or requested by email [enq@hastingslegal.co.uk](mailto: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.

## TENURE

Freehold

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## MARKETING POLICY

Offers over £440,000 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](mailto: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.





