



Cheviot Lea

Stichill Eastfield, Kelso, TD5 7QZ



Cheviot Lea has an overall feel of excellence and style; a simply beautiful home to fall in love with.



The joy of country living and contemporary styling come together masterfully in this impeccably designed and beautifully finished four bedroom home. This individually architect designed property has been finished to a high specification with an intelligent use of design and layout to create a home with style and excellent craftsmanship. The accommodation is particularly spacious and very well planned to take advantage of the beautiful rural location and the absolutely stunning views both to the front and rear.

LOCATION

Sitchill Eastfield is approximately 4 miles from the nearest town of Kelso providing a rural yet accessible location. Kelso, which lies at the meeting point of the Tweed and Teviot rivers, is one of the most attractive and unspoiled towns in the Borders. Notable features are the 12th Century Abbey, the Flemish style cobbled square, Floors Castle and the old bridge across the Tweed. The town has good educational and sporting facilities and many quality shops. The area has much to offer those interested in country pursuits with fishing on the Tweed and is an increasingly sought after location within the Borders.

HIGHLIGHTS

- Rural yet accessible location
- Ideal home for entertaining and family life
- Fitted and finished to a high specification throughout
- Double garage and driveway

ACCOMMODATION SUMMARY

Entrance Porch, Open Plan Living/Dining/Kitchen, Utility Room, Downstairs Bedroom, Cloakroom. Three Further Bedrooms (Master with his and hers walk-through wardrobes and en-suite). Study. Family Bathroom. Detached Double Garage and Parking for Several Vehicles.

ACCOMMODATION

Cheviot Lea has been designed to blend with the natural surrounding and more traditional properties in the area; integrating stone, timber cladding and render to the external frame. Thanks to its position the accommodation enjoys fantastic rural outlooks over the adjoining farmland and taking in the Cheviots in the distance.

Presented on two levels, the property has been thoughtfully designed to enjoy the outdoor perspective with a natural flow throughout the ground floor of the property. Benefitting from an abundance of natural light this impressive living/dining/kitchen, naturally falls into three areas with centrally positioned French doors, triple glazed panels to either side and dual aspect windows. The kitchen area is luxurious with an excellent range of wall and base units including integrated appliances, stylish worktops, pantry style cupboard and central island. The dining space is ideal for entertaining or for family life with the sitting area at the far end, complete with wood burning stove. The ground floor also hosts a downstairs bedroom conveniently located next to the cloakroom which is plumbed for a shower if desired. A utility room with boiler cupboard adds practical elements, completing the ground floor layout.

The carpeted turned staircase leads to the upper accommodation, with natural light billowing through the landing window and further velux windows. The master is a touch of luxury, generous in size and complete with his and hers walk-through wardrobes and en-suite, fitted with a modern four piece suite. Bedroom two and three are both further double rooms with uninterrupted views to the rear over the surrounding countryside and benefitting from double built-in wardrobes. Located to the front is a practical home office, this is a flexible room and could be utilised for a number of different uses depending on preference. The family bathroom is bright and stylish comprising of a white four piece suite.

EXTERNAL

Occupying a generous plot, the gardens wrap around the property with views over the surrounding countryside. The garden will be laid to lawn and is a blank canvas providing the perfect opportunity for a garden enthusiast to develop further if desired. Gravelled driveway and access to the garage lie to the front of the property.

DOUBLE GARAGE

A detached double garage lies to the side of the property with remote

controlled doors. Side door, water, light and power. Ample parking to the front for multiple vehicles.

SERVICES

Mains water and electricity, private drainage. Highly insulated. Fully double glazed with oil fired central heating. There is also a wood burning stove in the lounge. PV solar panels.

HOME REPORT

As a newly built property, a Home Report is not required.

MEASUREMENTS

See Floor Plan

VIEWING

A virtual tour is available on Hastings Legal web and YouTube channel - please view this before booking a viewing in person.

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 AND MARKETING POLICY

Offers Over £540,000 are invited and should be submitted to the Selling Agents, Hastings Property Shop, 28 The Square, Kelso, TD5 7HH, 01573 225999, Fax 01573 229888 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





Property Shops **01573 225999** • Kelso • Selkirk • Duns • Eyemouth • Jedburgh
Hastings Legal Services **01573 226999**