



River Cottage & The Old Smithy Cottage Cliftonhill Ednam, TD5 7QE



6 bed



3 public



4 bath



River Cottage and The Old Smithy present a rare opportunity to acquire two beautifully finished properties in the picturesque village of Ednam.

Perfectly suited to multi-generational living, lifestyle buyers, or those seeking an established holiday-let business, the portfolio combines character, flexibility, and income potential within an idyllic riverside setting.



River Cottage and The Old Smithy together present a rare and exciting opportunity to acquire two beautifully presented properties, ideally suited to multi-generational living, lifestyle purchasers, or those seeking an established holiday-let business in a highly desirable Borders setting. Whether accommodating extended family, generating supplementary income, or combining private living with luxury guest accommodation, this unique portfolio offers exceptional versatility within the picturesque village of Ednam.

River Cottage is a charming stone-built detached home occupying a delightful corner plot with its own private entrance. Rich in character and thoughtfully enhanced throughout, the property immediately conveys warmth and style. A recently added porch leads into a beautifully appointed country kitchen finished in elegant neutral tones, complete with a range cooker, integrated appliances, and a substantial solid wood island forming the heart of the home. Doors open directly onto the landscaped gardens, creating a seamless connection between indoor and outdoor living.

The kitchen flows effortlessly into a spacious dining room featuring a striking wood-burning stove, creating an inviting setting for entertaining and family gatherings alike. An elegant lounge completes the ground floor, beautifully styled in calming neutral tones and centred around an electric stove, with a charming under-stairs nook adding further character. The overall layout provides a natural and effortless flow throughout the accommodation.

Upstairs, the staircase divides to create a versatile arrangement. One side hosts two generously proportioned bedrooms, including one with bespoke fitted wardrobes, while the opposite side offers a further bedroom, currently utilised as a home office, alongside a beautifully appointed family bathroom complete with both bath and separate shower.

Externally, the property is equally impressive. A large garage/workshop provides excellent storage and practicality, fitted with a full range of base units and worktop space, ideal for hobbyists or those requiring additional workspace. The attractive summer house offers further flexibility and could easily serve as a home office, gym, or creative studio, perfectly suited to modern working lifestyles.

The gardens themselves are a particular highlight; thoughtfully landscaped and full of charm, with interest and character at every turn. Predominantly laid to lawn, they also feature a patio area ideal for outdoor dining and entertaining, a productive vegetable garden, and a gate leading directly down to the river, further enhancing the idyllic setting. In addition, the property benefits from pre-approved plans for the addition of a stunning orangery, offering purchasers exciting scope for future enhancement.

The Old Smithy is an equally impressive property, offering deceptively spacious accommodation that has been comprehensively transformed into a luxurious three-bedroom bungalow. Finished to an immaculate standard throughout, it combines contemporary design with exceptional comfort and practicality.

At the heart of the property lies a stunning open-plan kitchen, living, and dining space with vaulted ceilings that create a wonderfully bright and airy atmosphere. A stylish electric stove provides a cosy focal point, while patio doors open directly onto the beautifully landscaped gardens shared with River Cottage. The contemporary kitchen is exceptionally well-equipped, featuring a SMEG range cooker, integrated appliances, extensive storage, and an informal seating area perfectly suited to both everyday living and entertaining.

The accommodation continues via a central hallway leading to a superb principal bedroom with a stylish en-suite shower room, a modern family bathroom, and two further well proportioned double bedrooms.

Currently operating as a highly rated holiday-let property, The Old Smithy is fully compliant with current short-term let regulations, with the existing setup transferable to a new owner should they wish to continue operating the business. This presents a seamless turnkey opportunity for buyers seeking an established lifestyle investment within one of the Borders' most desirable rural locations.

Together, River Cottage and The Old Smithy offer an outstanding combination of lifestyle, flexibility, and income potential, all within a truly picturesque village setting.

LOCATION

Ednam is a peaceful village located just two miles from Kelso, benefitting from excellent local facilities including a village primary school with nursery provision, a well-used village hall supporting an active community, and generous playing fields. The surrounding countryside provides an attractive rural backdrop.

• Amenities: Ednam offers key local amenities suited to family and community life, while a comprehensive range of shops, services, cafés, and leisure facilities can be found in nearby Kelso. This close proximity allows residents to enjoy both village tranquillity and convenient access to larger-town amenities.

HIGHLIGHTS

- Exceptional dual-property portfolio
- Ideal multi-generational living
- Established holiday-let opportunity
- Beautiful landscaped river gardens
- Stylish open-plan living spaces
- Characterful stone-built cottage
- Luxury converted bungalow

ACCOMMODATION SUMMARY

River Cottage, Entrance porch, breakfasting kitchen, lounge, dining room, three bedrooms, family bathroom.

The Old Smithy Cottage - Open plan Kitchen/living/dining, hallway, master with ensuite, two further bedrooms and a family bathroom.

SERVICES

Mains electricity, gas, water & drainage.

COUNCIL TAX

TBC

ENERGY EFFICIENCY

N/A

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 £695,000 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.