

HASTIN^{LEGAL}&S



Tweedsyde House

Kelso, TD5 7PX

Fixed Price £900,000





Remarkable five bedroom home located in Kelso with stunning views of the River Tweed, with separate stables, outhouse and option for an additional purchase of the quaint two bedroom Lodge, overflowing with potential and development opportunities.



TWEEDSYDE HOUSE

Set within the historic walled garden of Rosebank House, Tweedsyde enjoys a truly unique and secluded position—tucked away behind high stone walls with an uninterrupted lawned frontage to the picturesque River Tweed. This exceptional property offers a rare combination of total privacy and central town living, located just off Shedden Park Road in the heart of Kelso. Accessed via a charming shared driveway past The Lodge and the characterful former stables, you'll be welcomed by a sense of timeless elegance and rural peace.

Additional outbuildings and a large fenced vegetable garden sit along the drive, offering endless potential for those with a keen eye for interior design.

At the core of this offering is the main house—a characterful residence that blends traditional charm with potential for modern upgrades. With solid oak doors throughout, beautifully crafted wood panelling, tiled flooring and a grand gallery landing you are spoilt for choice with stunning features. Large windows in all of the living spaces give delightful views over the mature gardens and allow an abundance of natural light to flow in. There are a choice of five living spaces along with a stunning master with en suite and dressing room as well as four further beautifully appointed bedrooms. There is also a large double garage with floored attic space.

The former stable block, included within the grounds, provides exciting development opportunities: whether as a separate income stream, a guesthouse, a hobby garden area or—with agreement from a neighbouring paddock owner—an exceptional equestrian setup. The quaint two bedroom lodge that sits the at the entrance of the driveway would be perfect for multigenerational living or further income stream.

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

- Five bedroom home with flexible layout
- Central yet peaceful Kelso location on the River Tweed
- Elegant home with period features
- Private historic walled garden setting
- Stables offer exciting development potential
- **Charming two-bedroom entrance lodge also available by separate negotiation.**

ACCOMMODATION SUMMARY

Tweedsyde House: Entrance Vestibule ,Reception Hallway, Drawing Room, Sitting Room, Dining Room, Sun Room, Breakfasting Kitchen, Utility Room, Rear Vestibule Bedroom, Jack and Jill en-suite Shower Room with WC and wash hand basin Cloakroom FLOOR: Landing, Master Bedroom with Dressing Room and en-suite Bathroom with WC, wash hand basin and separate shower cubicle, Study Three further Bedrooms Family Bathroom with WC, wash hand basin and separate shower cubicle Double Garage with floored attic space.

Tweedsyde Lodge (available as an additional purchase) Entrance Vestibule Hallway Living Room Kitchen Two Bedrooms Bathroom with WC and wash hand basin.

SERVICES

Gas central heating, mains water & electricity.

ADDITIONAL INFORMATION

The sale shall include all carpets and floor coverings, light fittings, kitchen fittings and bathroom fittings.

COUNCIL TAX

Band H.

ENERGY EFFICIENCY

Band C.

TENURE

Freehold

VIEWING & HOME REPORT

A virtual tour is available on Hastings Legal - YouTube. Please view this before booking a personal viewing. The Home Report for both the house and the lodge can be downloaded from our website www.hastingslegal.co.uk or requested by email enq@hastingslegal.co.uk. Alternatively, or to request further information, call 01573 225999 - lines open 7 days a week including evenings, weekends and public holidays.

PRICE & MARKETING POLICY

Offers at the Fixed Price of £900,000 are invited for Tweedsyde House 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. **The Lodge is available to purchase by separate negotiation.** 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.



