

LEGAL
HASTIN & S



Kissinggate Cottage,

Morebathle, TD5 8QF

Offers Over £475,000





Kissinggate Cottage is a truly unique detached home set in a stunning countryside location, boasting breathtaking views over the Kale Water. Beautifully designed to maximise light and scenery, it offers stylish, flexible living space, a charming terrace, and a successful self-contained annex-perfect for guests or holiday letting.



KISSINGGATE COTTAGE

Kissinggate Cottage is a beautiful and unique detached property set in a stunning location, enjoying breathtaking views over the surrounding countryside and the Kale Water. Thoughtfully designed and built by the current owner, the layout has been carefully arranged to maximise the living spaces, with the main living accommodation positioned upstairs to fully appreciate the spectacular scenery.

The open-plan lounge, dining, and kitchen area is both cosy and inviting, featuring a charming focal-point stove. This space opens out onto a lovely terrace, offering triple-aspect views across the landscape. The country-style kitchen flows seamlessly into the dining area, creating a perfect setting for both everyday living and entertaining. The landing on this floor is particularly spacious and is currently utilised as a home office. The entrance hall makes an immediate impression, with beautiful arched windows and a multi-fuel stove adding warmth and character. Also on the ground floor is a versatile utility room, along with an additional room that could serve as a garden room or bedroom, complete with its own en-suite bathroom.

On the second floor, the master bedroom benefits from dual-aspect Velux windows and access to a Jack and Jill shower room, alongside two further single bedrooms. Further enhancing the property is a self-contained annex, offering excellent flexibility. Currently operating as a highly successful holiday let, it could equally be used for guest accommodation or incorporated into the main house. The annex includes a compact kitchen, a spacious living/dining room with French doors opening onto the garden, and a double bedroom with en-suite. Externally, the property sits proudly within a gravelled setting. A standout feature is the charming kissing gate providing direct access to the Kale Water. Finished in neutral décor throughout, this exceptional home offers flexible living spaces in a truly idyllic setting.

LOCATION

Morebattle is a popular Borders village, situated in the foothills of the Cheviots, approximately four miles from Yetholm and eight miles from Kelso. The village is well-regarded for its attractive setting and strong sense of community, offering a peaceful rural lifestyle while remaining within reach of a wide range of facilities. • Amenities: Morebattle benefits from a primary school and a selection of local amenities, including a village store, butcher, post office, hotel/village pub, and a village hall, supporting an active and welcoming community. • Schooling: Primary education is provided within the village, with secondary schooling and additional educational facilities available in Kelso, approximately eight miles away. Kelso also offers a broad range of sporting and recreational opportunities, along with quality shops and services. • Leisure & Activities: The surrounding area is ideal for outdoor pursuits, including hill walking, fishing, and golf at the championship-standard course at Roxburghe. • Transport Connections: Morebattle enjoys good road access to Kelso and the wider Borders region. The Borders Railway at Tweedbank, 21 miles away, provides direct rail connections to Edinburgh, while the main east coast station at Berwick, around 25 miles distant, offers regular services to Edinburgh, Newcastle, and London.

HIGHLIGHTS

- Stunning countryside & water views
- Unique upside-down living design
- Open-plan lounge with stove
- Self-contained holiday let annex
- Direct access to Kale Water

ACCOMMODATION SUMMARY

GROUND FLOOR: entrance hallway, bedroom four with ensuite, WC. FIRST FLOOR: Lounge, kitchen, dining room, bathroom. SECOND FLOOR: Master bedroom, jack and jill ensuite, two bedrooms. ANNEX: Kitchen, lounge, sunroom, bedroom with ensuite.

SERVICES

Mains electricity, water and drainage. LPG gas. Multi-fuel stove.

ADDITIONAL INFORMATION

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

COUNCIL TAX

G

ENERGY EFFICIENCY

Rating E.

TENURE

Freehold

VIEWING

A virtual tour is available on Hastings Legal - YouTube. Please view this before booking a personal viewing. The Home Report 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.

MARKETING POLICY

Offers over £475,000 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. 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.



