

LEGAL
HASTIN & S



Fairview

Nenthorn, Kelso, TD5 7RY





A welcoming family home with charm, character and stunning features blending seamlessly with contemporary styled elements, Fairview caters ably for modern tastes and requirement. With a peaceful location and glorious surrounding gardens, including a wishing well and water feature, complete with sauna and hot tub, this forever home is an enviable find for any country lifestyle



FAIRVIEW

An elegant and striking family home set against a stunning countryside backdrop, Fairview offers more than simply a rural restorative haven...

The former manse sits proudly just outside Kelso in the charming hamlet of Nenthorn; with excellent connections both to Edinburgh and further Border towns and hotspots, the area is quite literally surrounded by rolling landscape. Insuring this aptly named home is well placed for an enviable life-work balance so greatly in demand for today's buyer, the hamlet also provides super-fast dedicated fibre optic online connectivity - a major asset for buyers looking to work from home.

Where country-living meets modern requirement, Fairview doesn't scrimp on a pleasing aesthetic, grand proportions and those coveted, and entirely unique, period features either; in addition to original working shutters and fireplaces, stripped wood flooring and 19th Century tiling, former renovations were completed by artist and sculptor Denys Mitchell, and his legacy lives on in timeless flourishes around the house and garden including decorative wrought iron balustrade for the first-floor balcony, a replica row of servants' bells, driveway gates, metal garden seats, a visually striking glass and metal abstract door sculpture and an equally striking metal and glass light fitting on the first floor landing – complemented by the current owner's beautifully commissioned stained glass skylight.

The house is surrounded by a charming level garden which neighbours open farmland and countryside. Easy to maintain, the garden is mostly laid to lawn and very child and pet friendly, with mature trees and hedging and incorporating a sizable driveway - plus garage, outbuildings and workshop, a wishing well, garden pond, summerhouse with sauna, and a separate hot tub – there's something for everyone to enjoy.

An extremely welcoming and comfortable family home, with excellent family and entertaining space, Fairview is an outstanding forever home set in a very desirable location.

LOCATION

Set just a short five minute drive from the popular town of Kelso, Nenthorn provides the best of a rural position, with excellent commuter attributes with swift access to Edinburgh and beyond via the A6089.

Kelso itself, which lies at the meeting point of the Tweed and Teviot rivers, is one of the most attractive and unspoiled towns in the Borders. 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 as a result. With a range of amenities and the charming cobbled high street filled with independent shops and retailers, there

are several major superstores to the edge of town, a recently completed High School, medical and banking facilities, making it an excellent choice for the modern buyer.

ACCOMMODATION LIST

Entrance Vestibule, Inner Hallway, Lounge, Sitting Room, Dining Room, Kitchen with Breakfasting Area, Pantry, Shower Room on Ground Floor, First Floor Landing, Five Bedrooms, Dressing Room, Bathroom with Walk-in Shower. External garden approx. 0.67 acres with lawn, garage, outbuildings & stores, water well, sauna, hot tub and drive.

HIGHLIGHTS

- Premium Location and Rarely Available Position
- Lifestyle Balance – Semi Rural with Excellent Transport Links
- Luxuriously Proportioned Family Accommodation
- Beautifully Presented
- Unique Features and Period Elements
- Excellent Plot Size & Garden

ADDITIONAL INFORMATION

All integrated appliances and fittings, including the AGA, light fittings and sculptures, hot tub and sauna, are included in the sale price. Super-fast dedicated fibre optic Internet connection providing speeds of up to 900 mega-bytes – installed as part of a BT Open Reach project. The gross internal floor area is approximately 233m².

SERVICES

Mains water and electricity. Oil fired central heating and AGA with supplementary woodburner/open fire in public rooms. Private drainage septic tank.

COUNCIL TAX

Band G.

ENERGY EFFICIENCY

Band E.

VIEWING & HOME REPORT

To arrange a viewing contact the selling agents, Hastings Legal on 01750 724 160 - lines open until 10pm 7 days a week.



HASTING^{LEGAL}&S

01573 225999 • lines open until 10pm
www.hastingslegal.co.uk



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

Zoopla.co.uk

bspc
All You Need

espc

Find details of all our properties at
rightmove.co.uk
The UK's number one property website

PrimeLocation.com

onTheMarket.com