



4 Cherrytrees Farm Cottages

Kelso, TD5 8BY



2 bed



2 public



1 bath



Idyllic Cottage In Superb Location With
Outlooks Towards The Cheviot Hills.

Entrance Hall, Lounge, Dining Kitchen, Utility
Room/Rear Hall, Bathroom, Two Bedrooms.
Garden And Parking.



Nestled into the countryside only a short distance from Kelso and Yetholm, 4 Cherrytrees Cottage boasts an enviable location with open outlooks over the adjoining countryside towards the Cheviot Hills. This truly charming, white painted cottage offers well proportioned accommodation and has a lovely feel throughout, and although in need of general modernisation and upgrades, it allows plenty of scope for a purchaser to make it their own. To the rear lies a peaceful and private garden, mainly laid to lawn with established borders while also benefiting from parking to the front. This cottage would be ideal as a main residence, or as a peaceful weekend retreat or holiday home.

LOCATION

The cottage is located some two miles from Yetholm. Town Yetholm has a thriving village community, with excellent local amenities located within the village including a village pub, primary school, post office, church, garage and petrol station, butcher and village store. The village is known for its societies and group activities, and has a well-used public hall staging events throughout the year. The neighbouring village to Town Yetholm is Kirk Yetholm (around 0.5 miles beyond Town Yetholm); situated at the end of the Pennine Way it is a haven for keen walkers. Kirk Yetholm also has a lovely village pub with thatched roof and traditional village green.

Secondary education and main shopping facilities are available in Kelso, some 8 miles distant. 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.

ACCOMMODATION

The lounge enjoys an outlook to the front of the cottage with plenty of natural light and a multi fuel stove providing a lovely focal point, adding to the cottage charm. The adjoining dining kitchen, enjoys a similar outlook. Fitted with a good range of wall and base units with plenty of room for a table and chairs to one end. A useful rear hall/utility allows direct access to the garden as well as the bathroom. The utility/rear hall allows ample space for free standing appliances or provides an ideal area as boot room. The bathroom is fully tiled, fitted with a three piece suite including bath with shower over, WC and sink. Both bedrooms on the upper floor are large double rooms, both



benefiting from spectacular views over the adjoining countryside towards the Cheviot Hills.

EXTERNAL

The rear garden is a real delight, offering great outdoor space that has been well maintained and is neatly presented. Comprising off well stocked and mature planted borders, a paved path with lawn to either side. The garden provides an ideal place to sit outside and take advantage of the peaceful surroundings. To the front, the property benefits from off street parking.

SERVICES, COUNCIL TAX & ENERGY EFFICIENCY

Mains electricity. Private water. Drainage to septic tank. Partial Solid Fuel Central Heating. Council Tax Band B & Energy Efficiency Band E

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 AND MARKETING POLICY

Fixed Price £175,000 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. 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.

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