



Old Comrades Hall

Hume, Kelso, TD5 7TR



This recently renovated detached country cottage enjoys a most delightful rural location with open outlooks, fine views of Hume Castle, yet still within easy reach of Kelso and further Border towns and amenities.



OLD COMRADES HALL

Dating back to 1890, this striking period property has been carefully renovated to host comfortable accommodation on two levels; with a welcoming lounge at its heart with warming woodburning stove, library area and open views of the majestic Hume castle and countryside beyond, the cottage also provides a modern kitchen with sun porch opening off, a ground level bedroom and shower room, with a master on the first floor also benefitting an ensuite facility.

Full of charm and comfort, this fantastic renovation project sits in a quiet hamlet within easy access of both open countryside and nearby amenities at Kelso, and with an easily maintained private garden and off-street parking, it's an obvious choice for those in search of a lifestyle change or indeed as a second home in the country. The character white fronted detached property sits back from the road; with parking to the front and the neat courtyard style garden sitting behind timber fencing to the side. The main entrance opens to a vestibule, with coat and boot storage, with the ground level bedroom opening opposite. The main reception room is a wonderfully generous space, ideal for both lounge, study and dining; with excellent proportions and double windows to the front, bespoke shelving and an extremely efficient multi fuel stove with attractive surround. An adjoining door opens to the kitchen, fitted with a good selection of wall and base units with room for a breakfasting table, a rear door extends to a rear porch, perfect for sunny al fresco days and providing further storage, with a further door from the kitchen accessing the inner hall and shower room. A stair from the lounge leads to the principal bedroom on the first floor, which is a wonderfully bright and spacious room leading on to a large ensuite shower room.

LOCATION

Sitting just beneath the majestic Hume Castle, a well known Borders landmark, and surrounded by beautiful rolling countryside, Hume is a charming hamlet of traditional and modern conversions, set just outside the town of Kelso. There are good road links with Edinburgh a viable commuting option and the nearby town of Kelso provides good shopping, educational and recreational facilities. The area has much to offer those interested in country pursuits with Tweed fishing, National

Hunt racing and walking in the nearby Cheviot Hills.

ACCOMMODATION SUMMARY

Entrance Vestibule, Bedroom One, Lounge & Dining Room, Breakfasting Kitchen, Sun Porch, Rear Hall, Shower Room, Pricipal Bedroom and Ensuite.

HIGHLIGHTS

- Stunning countryside location with majestic outlooks over Hume Castle.
- Easy striking distance of Kelso and further Border towns and amenities.
- Detached period property fully converted
- Easily kept and private enclosed garden
- Large open plan entertaining public room

COUNCIL TAX

Band C.

ENERGY EFFICIENCY

Band F.

SERVICES

Mains electric, water and drainage. Electric Panel Heaters supplemented by Multifuel Stove in Lounge.

MEASUREMENTS

See Floorplan

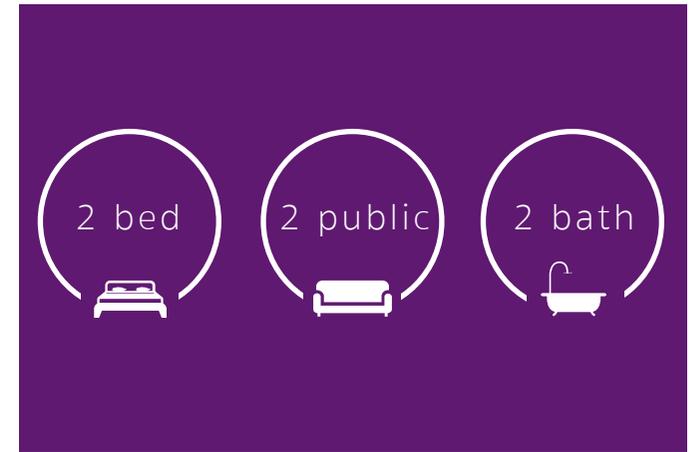
VIEWING

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 £210,000 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.



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