



Tweedsyde House
Kelso, TD5



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TWEEDSYDE HOUSE

Revered locally as one of the finest positions in Kelso with an unrivalled riverside location, Tweedsyde House encapsulates the best of both town and country, in a blend of traditional and modern flourishes, offering an incredible opportunity for a lifestyle home in the heart of the Scottish Borders.

This striking home is set within a walled garden and has open views and an impressive lawned frontage leading down to the river Tweed. Situated within walking distance of the charming cobbled town and its vibrant market place – Tweedsyde House enjoys a private and tranquil aspect and offers potential for further development with the stables and enclosed garden plot included in the sale, and further lodge house available by negotiation.

Our aerial footage and drone photography provides wonderful portrayal of this exceptional home, highlighting the full glory of the setting with its privacy and proximity to the best of Kelso's amenities and rural landscapes.

The main house is a modern built property with a focus on natural light, quality fixtures and an extensive square footage; with a choice of five living spaces, each linking with a grand reception hall, the property includes four double bedrooms and a master with en suite and dressing room. A particularly attractive addition is the charming garden room which takes full advantage of the private location and river views while a further entertaining lounge and a formal dining room with an adjoining sitting room to the side. Surrounded by formal decorative gardens the property includes a fantastic kitchen garden, generous drive, former stable block and separate garages and outbuildings.

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

- Incredible setting overlooking the River Tweed and beyond
- Exceptional plot on the fringes of Kelso
- Architect designed house extending to 405 sq m
- Generous and fully enclosed garden with stable blocks and garages
- Modern built home – no Listed status – opportunity awaits!

ACCOMMODATION SUMMARY

Entrance Vestibule, Reception Hallway, Drawing Room, Sitting Room, Dining Room, Sun Room, Family Kitchen, Utility Room, Rear Vestibule, Ground Level Bedroom with Jack and Jill en-suite, Cloakroom
First floor: Landing, Master Bedroom with Dressing Room and Ensuite Bathroom, Study, Three Further Bedrooms Family Bathroom.

SERVICES

Gas central heating, mains water & electricity.

TWEEDSYDE LODGE

Located at the entrance of Shedden Park Road this is a traditional two bedroom lodge with quaint lawned garden to rear, and would make an excellent addition to the main house ideal for extended family or investment with letting history. Accommodation includes;- Entrance Vestibule, Hallway, Living Room, Kitchen, Two Bedrooms and Bathroom. Garden.

Home Report available on request - available at Offers Over £225,000.

ADDITIONAL INFORMATION

The sale shall include all carpets and fitted floor coverings, light fittings, curtain poles, blinds and integrated kitchen appliances.

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 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 over £900,000 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 Lodge is not being marketed for purchase prior to the sale of Tweedsyde House and a combined offer would be preferred

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.