



Fairmington Lodge

Near St Boswells, TD5 8NT



A fully refurbished countryside home with charm, a stylish finish and stunning outlooks, Fairnington Lodge is a rural retreat which caters ably for modern tastes and requirement being set just a short distance from the A68, and within easy distance of both St Boswells & Kelso. The detached stone built lodge house benefits thoughtful extensions, with a generous wrap-around garden and array of outbuildings securing privacy and overlooking glorious surroundings - this unique home is an enviable find for any country lifestyle seeker.



FAIRNINGTON LODGE

Set in the heart of quintessential Border countryside, this charming detached period home has been successfully refurbished to host contemporary and elegant accommodation, and benefits a wonderful location within striking distance of the connecting A68 and nearby villages Ancrum and St Boswells, as well as Kelso and Jedburgh - all while offering that desirable rural lifestyle, so desperately sought after in this climate.

Fairnington Lodge dates originally to 1850, though the upgraded interior now blends a traditional style home with a chic and modern décor, with the Lodge having been extended over the years to host spacious family accommodation on two levels. The external is an enviable accompaniment with a fantastic wrap around garden extending approximately 0.5 acre and providing excellent outhouse storage, including a garage and workshop, as well as a mature decorative garden to the front with summerhouse and decked terrace, and vegetable plots to the side.

The main entrance opens to a vestibule with coat cupboard, and extends to the main hallway linking the three public rooms, rear hallway and utility. The dining room and kitchen are of open plan design, enjoying a bright dual aspect overlooking the garden and countryside beyond. Newly fitted with elegant wall and base units, integrated appliances and a Rangemaster cooker, the kitchen benefits from streamline design with an excellent walk-in pantry and the adjacent dining area perfect for entertaining and family dining. A useful utility room sits to the rear and extends to a second living room or ground level bedroom, with sliding patio doors onto the garden. The main living room sits to the front of the property and is brimming with character being in the original part of the house; with original stripped ceiling beams, multi fuel stove and bright aspect, it's a welcoming and relaxing space.

Upstairs, four comfortable bedrooms including a master with newly fitted ensuite, are well appointed with picturesque outlooks, with a beautiful fitted wet room opening across the landing and good in-built storage throughout.

The external space will undoubtedly appeal to those looking to create work or hobby space, with excellent privacy, endless scope for those green fingered enthusiasts, and a wonderful space for family and children to enjoy being all level and fully enclosed. With mature hedging and timber fencing, the front section is laid to lawn with a sunny southerly decked area, mature planting and borders, and a fantastic covered pergola winding down to the summerhouse. A side plot, with access opening directly from the second sitting room, is also laid to lawn with productive vegetable plots. To the rear, the working element of the garden is fitted with a series of outbuildings including a garage, workshop, utility shed and sectional outhouses, all with fitted electric and being easily adaptable to suit a buyers own tastes and requirements. This outstanding forever home offers endless opportunity and being set in a prime and very sought after location, is bound to be popular.

LOCATION

Set in a countryside position overlooking open farmland, Fairnington Lodge can be easily accessed from the A68; just 3 miles to Ancrum and 5 miles to St Boswells, or via the A699 sitting 8 miles from Kelso. The best of both worlds, the property enjoys a peaceful setting while connecting to modern requirement swiftly. The school catchment is for St Boswells Primary and Earlston High Street. 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.

HIGHLIGHTS

- Premium Location and Rarely Available Position
- Lifestyle Balance – Semi Rural with Excellent Transport Links
- Well Proportioned Family Accommodation

- Range of Outbuildings, a Double Garage & Workshop
- Upgraded Interior
- Excellent Plot Size & Garden

ADDITIONAL INFORMATION

All integrated appliances and fittings, including the Rangemaster, are included in the sale price. The gross internal floor area is approximately 168m².

SERVICES

Mains water and electricity. Oil fired central heating with supplementary woodburner in public room. Private drainage to septic tank.

ENERGY EFFICIENCY

Band E.

MEASUREMENTS

See Floorplan

COUNCIL TAX

Band F.

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 £525,000 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.



