

LEGAL  
HASTIN & S



The Old Pickle House, Oven Wynd Offers Over £269,000

Kelso, TD5 7HS





Set on a charming cobbled street positioned just off the vibrant square of Kelso, the Old Pickle House is a beautifully converted townhouse offering stylish accommodation ideal as either a main residence or enviable second home



## OLD PICKLE HOUSE

Oven Wynd is a traditional street off the market square which benefits no through traffic and a fantastic central position; round the corner there are a choice of shops, amenities and transport links, as well as being set a stone's throw from the glorious River Tweed and countryside walks. The main door entrance opens to a useful utility area with a shower room and storage space – perfect for muddy boots and fishing rods! With a stair extending to the main living area on the first floor, the open plan public room allows space for both lounge and dining furnishings with a bespoke dining bench great for entertaining and a bright double aspect. The kitchen sits across the hallway and is fully fitted with cabinetry and appliances, with the upper level extending to three comfortable bedrooms and a family bathroom. A pull down loft ladder extends to a decked roof terrace – a super space for an al fresco day.

## 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

- Excellent location for the town
- Quiet cobbled street off the square
- Beautifully renovated building
- Well established holiday let
- Suitable as main residence

## ACCOMMODATION LIST

Entrance Hallway, Utility Room, Shower Room

FIRST FLOOR: Landing, Living Room / Dining Area & Kitchen

SECOND FLOOR: Landing, Three Bedrooms, Family Bathroom.

## ADDITIONAL INFORMATION

All fitted carpeting, light fittings, integrated appliances, curtain rails and blinds are included in the sale price. Furnishings and the full range of holiday let inventory can be included by negotiation. 116sq m internal.

## SELF CATERING ACCOMMODATION OPPORTUNITY

The property has a short term letting licence. It is currently being run as part of a successful holiday accommodation business and can be sold as a going concern offering immediate income. All furniture can be included in the sale by negotiation with the owner.

## SERVICES

Mains gas, electric, water & drainage. Gas Central Heating. Double Glazing.

## COUNCIL TAX

Currently holiday let registered trading as small business with short letting licence in place.

## ENERGY EFFICIENCY

Rating D.

## TENURE

Freehold

## 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](http://www.hastingslegal.co.uk) or requested by email [enq@hastingslegal.co.uk](mailto: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 £269,000 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](mailto: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.



