

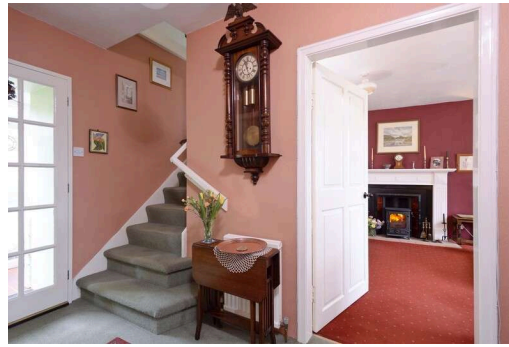
LEGAL
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Gladstone House

Town Yetholm, TD5 8RA





A stunning family home set in a sought after and quintessential Scottish village, immersed in beautiful countryside while remaining exceptionally well connected to Kelso and further towns and transport links.



GLADSTONE HOUSE

Set in the heart of the village, Gladstone House is a striking Grade C listed stone built property; offering a purchaser the best of both town and country being so perfectly positioned for glorious open landscape, with the village itself benefitting an excellent range of amenities and just a short drive to Kelso. The property has been beautifully maintained by the current owners and is a particularly charming and welcoming period home filled with character.

Overlooking the village green and with a panorama of the Cheviots beyond, the ground floor hosts a choice of public rooms with a comfortable lounge enjoying a bright dual aspect with a fantastic feature stove and recess, with a more informal sitting room set across the hall which would lend equally well as a dining room, with an adjoining door leading on to the kitchen. Quietly positioned to the rear of the property and overlooking the landscaped garden, the dining kitchen provides an excellent selection of storage and counter space, complete with ESSE Range and a supplementary oven and hob, with a rear porch opening to the garden and connecting to the main hall, cloak & boot room. Upstairs, the principal bedroom is generously proportioned and enjoys fantastic views across both the front towards the Cheviots and the garden aspect to the rear, and retains an original feature fireplace. Three further bedrooms open from the landing and are bright and comfortable doubles, and are serviced by the family bathroom.

A beautifully presented and fully enclosed garden sits to the rear, with good privacy, a stretch of lawn with patio and planted borders, and the benefit of private parking and garage.

LOCATION

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 and the main east coast station at Berwick is around a 20 minute drive with regular connections to and Edinburgh, Newcastle and London.

KEY FEATURES

- Picturesque village with a good selection of amenities.
- Close to Kelso and further connections
- Well maintained and presented – both internally and externally.
- Ideal family home or lifestyle change.
- Garage with 7Kw charging point and parking
- Private garden
- Period features
- Best of town and country

ACCOMMODATION SUMMARY

Entrance Hall, Lounge, Sitting Room, Dining Kitchen, Rear Porch, Boot & Cloakroom W/C. Four Double Bedrooms and Bathroom. Garage & Parking.

SERVICES

Mains electric, water and drainage. ESSE oil fired central heating cooker and water heater. Supplementary multi fuel stoves in both sitting rooms

COUNCIL TAX

Band D.

ENERGY EFFICIENCY

Band E.

ADDITIONAL INFORMATION

All fitted floor coverings, blinds and curtains poles, and kitchen appliances are included in the sale price.

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 £295,000 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.

