



Cheviot Lea

Stichill Eastfield, Near Kelso, TD5 7QZ



A luxurious and impeccably finished family home set within the glorious Borders countryside with captivating views towards the Cheviot Hills and the countryside beyond.



Offering a buyer the best of semi-rural style living yet positioned only a short drive from Kelso and the amenities it has to offer - Cheviot Lea is a rare find to the open market. The exacting standards of this bespoke designed property has resulted in a contemporary and stylish family home, perfect for hosting and entertaining, with a versatile layout and future proofing in mind. The interior is simply stunning, presented in fresh, neutral tones throughout providing turn-key accommodation.

Externally, the garden grounds complement the interior, well-manicured and beautifully finished with the detached timber clad garden room being a worthy addition, providing flexibility for a number of different uses whilst also benefiting from a double garage and parking for several vehicles.

LOCATION

Sitchill Eastfield is approximately 4 miles from the nearest town of Kelso providing a rural yet accessible 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.

ACCOMMODATION

Completed in 2022, this individually designed property has been extremely well planned and offers expert craftsmanship, clever design features and well considered eco credentials including PV solar panels. Cheviot Lea has been designed to blend with the natural surrounding and more traditional properties in the area; integrating stone, timber cladding and render to the external frame. Thanks to its position the accommodation enjoys fantastic rural outlooks over the adjoining farmland and taking in the Cheviots in the distance.

The interior boasts a modern design with a sleek and minimalist presentation, great natural light and generous room proportions. For those that like to entertain or enjoy family gatherings, the main living

space is perfect; the extensive family dining/kitchen/lounge is the hub of the home; extending the full width of the property and connecting directly to the garden. The kitchen area is fitted with an excellent range of contemporary units including integrated appliances, stylish worktops, pantry style cupboards and a central island. Whilst this room naturally falls into three separate areas, the dining area offers enough space for a large table and chairs and is centrally positioned with French doors allowing direct garden access whilst triple glazed panels to either side and dual aspect windows have been designed to enjoy the outdoor perspective whilst creating a naturally light and bright space. The lounge beyond is generous in its proportions but wonderfully homely thanks to the log burning stove. The utility room off the kitchen is a great facility with walk in cupboard housing the central heating system and allowing direct access to the side of the property. The downstairs accommodation also commands a useful downstairs bedroom which is conveniently located next to the cloakroom which is plumbed for a shower if desired.

The carpeted turned staircase leads to the upper accommodation, with natural light billowing through the landing window and further velux windows. The luxurious master bedroom commands uninterrupted views over the garden and adjoining countryside complete with his and hers walk-through wardrobes and en-suite. Bedroom two and three are both further double rooms, enjoying a similar outlook and benefitting from double built-in wardrobes. Located to the front is a practical home office, this is a flexible room and could be utilised for a number of different uses depending on preference. Centrally located is the family bathroom, stylishly presented and fitted with a four piece suite.

EXTERNAL

Matching the interior, the gardens are immaculately kept. Set within a generous plot, the gardens wrap around the house, mainly laid to lawn with a raised patio which can be directly accessed from the open plan living/dining/kitchen. Gravelled driveway and access to the garage lie to the front of the property, providing parking for multiple vehicles.

DOUBLE GARAGE AND DETACHED GARDEN ROOM

A detached double garage lies to the side of the property with remote controlled doors. Side door, water, light and power. Parking to the front

for multiple vehicles.

A detached timber garden room has been constructed behind the garage, to the side of the garden. The garden room provides an excellent additional facility, currently used a luxury home office allowing a separate space to work.

SERVICES, COUNCIL TAX AND ENERGY EFFICIENCY

Mains water and electricity, private drainage. Highly insulated. Fully double glazed with oil fired central heating. There is also a wood burning stove in the lounge. PV Solar Panels. Council Tax Band F. Both cold and hot outside tap. A full SAP rating which has been prepared from plans and specification when constructed two years ago is available in additional documents within the Home Report. Rating A.

ADDITIONAL INFORMATION

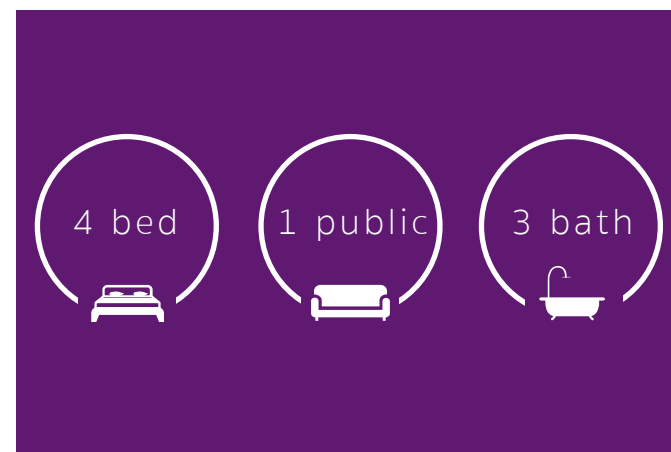
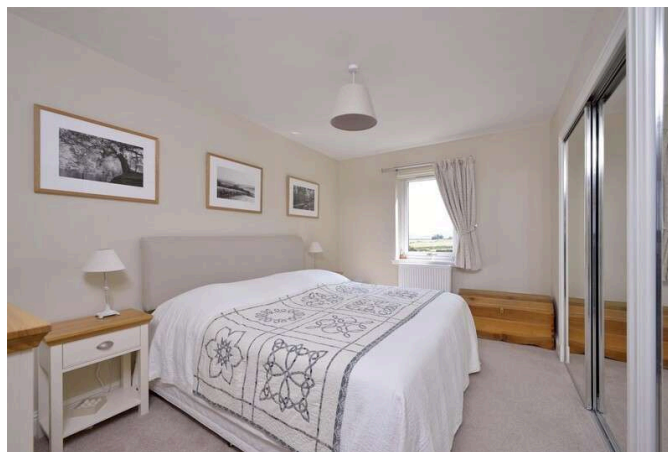
The current owners did obtain full planning permission to add a second public room to the downstairs accommodation creating a separate lounge area. All planning documentation can be viewed online through the Scottish Borders Planning Portal using reference 22/01634/FUL

VIEWING & HOME REPORT

A virtual tour is available on Hastings Legal web and YouTube channel - please view this before booking a viewing in person. The Home Report can be downloaded from our website www.hastingslegal.co.uk or requested by email enq@hastingslegal.co.uk. Alternatively or to register your interest or request further information, call 01573 225999 - lines open 7 days a week including evenings, weekends and public holidays.

PRICE AND MARKETING POLICY

Offers Over £550,000 are invited and should be submitted to the Selling Agents, Hastings Property Shop, 28 The Square, Kelso, TD5 7HH, 01573 225999, Fax 01573 229888 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. 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





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