

HASTIN & S
LEGAL



Bellevue House

Kelso, TD5 7DZ

Offers Over £550,000





Bellevue House is an impressive Victorian villa set in a prime position on Bowmont Street in the heart of Kelso. Rich in period character, the property offers generous accommodation with the flexibility for a fine family home or continued guest house use.



BELLEVUE HOUSE

Bellevue House is an impressive Victorian villa dating from 1840, offering substantial and versatile accommodation within a well-established residential area of Kelso. The property has been carefully maintained and enjoyed by the current owners, with many original architectural features retained and complemented by thoughtful improvements that respect the character of the house.

The original villa displays much of its period charm, with generous proportions and refined detailing typical of the era. The principal rooms include a comfortable lounge, formal dining room and study, providing excellent flexibility for family living, entertaining or guest use. A well-appointed kitchen, supported by a practical utility room, ensures the house meets the demands of modern living.

The accommodation extends to six bedrooms, each with its own ensuite, making the property particularly well suited to continued use as a guest house or for a large family seeking space and privacy. The owner's accommodation is thoughtfully arranged and centres around a spacious principal bedroom, complete with a walk-in wardrobe and a well-appointed en-suite bathroom, providing a private retreat separate from guest areas.

To the rear of the original villa, a gorgeous garden room extension forms a notable addition to the property. Designed to sit comfortably alongside the period architecture, this light-filled space enjoys views over the garden and offers exceptional versatility. With its own independent access to the rear of the house, the garden room has clear potential to operate as a separate annexe, whether for owner occupation, extended family, or as a self-contained guest suite, while remaining easily connected to the main house if desired.

Bellevue House is set within mature and well-maintained grounds, with attractive gardens providing a peaceful and private setting for outdoor relaxation and entertaining. The property also benefits from a biomass pellet boiler, offering an efficient and environmentally conscious heating solution.

Equally suitable as a substantial family home or for continued operation as a guest house, Bellevue House offers a rare combination of period character, generous accommodation and adaptable living in one of the Scottish Borders' most attractive and desirable towns.

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

- 1840 Victoria Villa
- Guest House Potential
- Elegant Period Features
- Garden Room Extension
- Potential Self-Contained Annexe
- Mature Landscaped Gardens
- Central Kelso Location

ACCOMMODATION SUMMARY

FLOOR: Entrance foyer, drawing room, dining room, office, kitchen, utility room, boiler/drying room, bedroom with ensuite and walk in robe, garden room, cloakroom. FIRST FLOOR: six bedrooms each with ensuite, linen room.

SERVICES

Mains water, gas, drainage and electricity. Gas central heating. Secondary heating system provided via biomass wood pellet boiler.

COUNCIL TAX

TBC

ENERGY EFFICIENCY

Band D.

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.

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 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 £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 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.



