

HASTIN^{LEGAL}&S



4 Teapot Bank
Kelso, TD5 8QF



4 bed



2 public



2 bath



Seasons is a beautifully presented three-bedroom detached home in Morebattle, offering stunning far-reaching countryside views. With French doors from the lounge and dining room, a landscaped garden, and ample parking, it perfectly combines comfort and scenic village living.



SEASONS

Seasons is a truly special three-bedroom detached home, thoughtfully designed and lovingly built by its owners to embrace its breathtaking setting. Perfectly positioned in the charming village of Morebattle, the property enjoys far-reaching, uninterrupted views across rolling countryside—views that inspired its name. The owners named the property Seasons to reflect the ever-changing panorama that can be enjoyed year-round—from fresh spring mornings and long summer evenings to the rich colours of autumn and the crisp stillness of Winter.

Inside, the home is beautifully presented and carefully arranged to make the most of its surroundings. The lounge and separate dining room both feature elegant sliding French doors, allowing natural light to flood in while perfectly framing the stunning rural views. These spaces offer a seamless transition between indoors and out—ideal for both quiet relaxation and entertaining, with the countryside as your backdrop.

The kitchen is spacious and well-appointed, complemented by a utility room and a convenient downstairs cloakroom, ensuring practicality matches the home's charm.

Upstairs, the principal bedroom provides a peaceful retreat, complete with a walk-in wardrobe and elevated views across the landscape—an ideal place to wake up and take in the beauty of the day. Two further double bedrooms, a separate study, and a family bathroom complete the accommodation, offering flexibility for modern living.

Externally, the landscaped garden has been designed to fully embrace the setting, with carefully considered spaces to sit, unwind, and enjoy the scenery. A delightful summer house provides the perfect vantage point to take in the sweeping views, no matter the season.

The property also benefits from a garage and a driveway with parking for several vehicles.

LOCATION

Morebattle is a popular Borders village, situated in the foothills of the Cheviots, approximately four miles from Yetholm and eight miles from Kelso. The village is well-regarded for its attractive setting and strong sense of community, offering a peaceful rural lifestyle while remaining within reach of a wide range of facilities.

- **Amenities:** Morebattle benefits from a primary school and a selection of local amenities, including a village store, butcher, post office, hotel/village pub, and a village hall, supporting an active and welcoming community.
- **Schooling:** Primary education is provided within the village, with secondary schooling and additional educational facilities

available in Kelso, approximately eight miles away. Kelso also offers a broad range of sporting and recreational opportunities, along with quality shops and services.

- **Leisure & Activities:** The surrounding area is ideal for outdoor pursuits, including hill walking, fishing, and golf at the championship-standard course at Roxburghe.

- **Transport Connections:** Morebattle enjoys good road access to Kelso and the wider Borders region. The Borders Railway at Tweedbank, 21 miles away, provides direct rail connections to Edinburgh, while the main east coast station at Berwick, around 25 miles distant, offers regular services to Edinburgh, Newcastle, and London.

HIGHLIGHTS

- Far-reaching countryside views
- Beautifully landscaped garden with summer house
- Peaceful village setting
- Driveway for several cars

ACCOMMODATION SUMMARY

Entrance vestibule, cloakroom, sitting room, dining room, kitchen, utility room, master bedroom with dressing room, three further bedrooms, bathroom.

SERVICES

Oil fired central heating. Mains gas, electric, water & drainage.

COUNCIL TAX

Band F.

ENERGY EFFICIENCY

Rating C.

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 & MARKETING POLICY

Offers over £345,000 are invited and should be submitted to the Selling Agents, Hastings Property Shop, 28 The Square, Kelso, TD5 7HH, 01573 225999, 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.