



Duncanhaugh Neuk

Town Yetholm, Near Kelso, TD5 8PR



Nestled at the foothills to The Cheviots, Duncanhaugh Neuk enjoys a stunning setting with fabulous open outlooks, yet remains within easy reach of the thriving community of Town Yetholm and within a short drive of Kelso. This modern, immaculately presented property offers a unique lifestyle opportunity for those seeking peace and tranquillity- perfect for those seeking to escape the hustle and bustle of city life or those in search of an individually designed family home with a great sociable layout to the open plan living areas. The gardens are equally as impressive and extend to approximately 1/4 acre.



Nestled within the foothills to The Cheviots, Duncanhaugh Neuk enjoys a fabulous location with superb open views over the surrounding countryside - yet within walking distance of Town Yetholm which is a very well-appointed and active community, and within a short drive of the bustling market town, Kelso. This unique, architecturally designed property offers stylish and immaculately presented accommodation throughout - the layout of which fits perfectly with the demands of modern family life yet would also suit those who are simply seeking a contemporary, easy to maintain property from which to enjoy a peaceful, country lifestyle. The sociable open plan layout of the main living spaces offers great flexibility with the added benefit of direct connections to the gardens from the family/dining/kitchen - perfect for social gatherings and summer dining! To add to the versatility of the interior, there are bedroom and bathroom facilities on both levels - ideal for guests or multi-generational living with the entire ground floor also benefiting from the luxury of under floor heating. The quality of the outside space matches that of the interior; extending to approximately ¼ acre, the gardens are beautifully tended having been professionally landscaped to incorporate neat lawns, colourful and well stocked beds and borders and patio seating areas - all with the dramatic backdrop of the surrounding hill land. In addition there is a private gated driveway and recently completed detached garage which has provision for an electric car charging port.

KEY FEATURES

- Stunning Semi Rural Position
- Perfect Lifestyle Opportunity
- Large Wrap Around Gardens – Approx ¼ Acre
- Immaculate, Stylish Interior
- Flexible Accommodation & Open Plan Living
- Newly Completed Detached 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.

INTERIOR

The part glazed entrance door with matching side panel allows plenty of natural light to flow into the vestibule and reception hall, creating a lovely warm welcome. To the rear of the hall, the staircase with window above extends to the upper floor. The main hub of the home is undoubtedly the open plan living/dining/kitchen. The kitchen area has been replaced with a quality, tasteful range of shaker units complete with central breakfast bar/island. A window to one side affords outlooks towards Town Yetholm. The adjoining walk in larder is a great facility as is the utility room with space for additional appliances and a rear door to the gardens. Open off the kitchen, the dining area is the perfect spot for entertaining or family gatherings with doors leading directly to the gardens, whilst the living area has outlooks to the rear and ample room for sofas and such like. The separate sitting room enjoys outlooks over the garden grounds and the hills in the distance; this is a lovely cosy room with full height windows on two sides and an attractive focal point provided by the feature multi fuel stove which is recessed into the fireplace with a floating oak mantle above. The fourth bedroom is located on ground floor level; a well proportioned double with window towards the drive and useful built in wardrobe storage. This room is served by the neighbouring shower room – a freshly presented facility with a modern white suite including a large corner shower cubicle. The light and airy upper landing has a window overlooking the gardens and plenty of room for computer desk/home work station. To the far end of the landing, the master bedroom extends with windows on two sides and fabulous open outlooks. The adjoining dressing room with internal lighting and extensive hanging storage is a great facility. Bedrooms two and three are both also generous double rooms, again with lovely outlooks and the benefit of built in wardrobe storage. Centrally located off the landing, the main bathroom is very well appointed with a bath and separate shower cubicle together with modern wet wall panelling.

EXTERNAL

The outside space enjoys absolute privacy, has been well designed and professionally landscaped to great effect. The main areas of garden

incorporate neat lawn, established and well stocked beds and borders in addition to the stylish slate paved patio with access off the dining area. There is ample room to 'grow your own' if desired whilst a useful outhouse/log store lies towards the rear with access off the utility. The paved gated drive provides a secure entrance with parking for several vehicles. Beyond lies the recently completed garage with electric vehicular door as well as mains electricity supply and provision for an electric car charging port. The garage has been finished to a great specification and could provide options for conversion to a studio/dedicated home office or such like if desired.

SERVICES

Mains water and electric. Private drainage. Double glazing. Oil central heating including under floor heating throughout the ground level.

COUNCIL TAX

Band G

ENERGY EFFICIENCY

Rating C

VIEWING

To arrange a viewing contact the selling agents, Hastings Legal on 01573225999 - lines open until 10pm 7 days a week.

MARKETING POLICY

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



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