

HASTIN^{LEGAL}&S



Valley View

Kirk Yetholm, TD5 8PF

Offers Over £280,000





Immaculately presented and full of character, Valley View House is a stunning country retreat on the edge of Kirk Yetholm. Offering two double bedrooms, stylish living spaces, a landscaped garden and dedicated home office, it's the ideal home for modern rural living.



SUMMARY

Valley View House is an exceptional country home, presented in immaculate order throughout and occupying a delightful setting on the outskirts of the sought-after village of Kirk Yetholm. This beautifully maintained property is tastefully decorated and thoughtfully upgraded, offering an elegant blend of traditional character and modern comfort.

The accommodation is both versatile and practical, with an inviting lounge featuring a wood-burning stove, a spacious dining room with its own stove, a sleek and contemporary kitchen, a well-planned utility room, and a bright and airy home office, perfect for those working remotely. Upstairs, two generously proportioned double bedrooms provide comfortable living space, one is currently used as a second lounge room, complemented by a stylish family bathroom. Externally, the property enjoys a landscaped garden that has been carefully designed to create a welcoming and private outdoor retreat, ideal for relaxation or entertaining. Off-street parking adds further convenience, ensuring that Valley View House offers the perfect combination of charm, comfort and practicality.

Situated within one of Kelso's most popular surrounding villages, the property enjoys an enviable location with a strong sense of community, surrounded by stunning countryside while remaining within easy reach of Kelso's amenities, shops and schools. For those in search of a home that balances peaceful rural living with accessibility and style, Valley View House represents a rare and highly desirable opportunity.

LOCATION

The twin villages of Kirk Yetholm and Town Yetholm enjoy a thriving rural community situated at the end of the Pennine Way. There is an excellent range of services available locally including The Border Hotel at Kirk Yetholm and in nearby Town Yetholm a well-regarded village school, filling station, post office and coffee shop, licensed bar, public hall and playing fields. The nearest town is Kelso, which lies 8 miles away and has many quality shops and good facilities and is one of the most attractive and unspoiled towns in the Borders. The area has much to offer those interested in country pursuits with fishing on the Tweed and is an increasingly sought after location and an excellent

area to bring up a family or escape the city to enjoy an easier pace of life.

HIGHLIGHTS

- Tastefully decorated and immaculately presented
- Lounge and dining room both with wood-burning stoves
- Modern fitted Kitchen
- Excellent home office space
- Landscaped garden with private outdoor space
- Off-street parking

ACCOMMODATION SUMMARY

Entrance Hallway, Lounge with Wood-Burning Stove, Dining Room with Wood-Burning Stove, Kitchen, Utility Room, Home Office, Two Double Bedrooms, Family Bathroom.

SERVICES

Mains electricity, water and drainage, oil fired central heating system.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY

Rating E.

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

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MARKETING POLICY

Offers over £280,000 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.



