



Rose Cottage

Wester Wooden, Eckford TD5 8LN



3 bed



2 public



1 bath

Charming Sandstone Country Cottage In Excellent Condition And Idyllic Location, With Spacious Accommodation & Private Garden.

Entrance Hall, Living Room, Dining Kitchen, Sunroom, Cloakroom, Principal Bedroom with Adjoining Bedroom/Dressing Room/Study, Further Double Bedroom and Shower Room.



Full of character and charm, the aptly named Rose Cottage sits just out with the village of Eckford - surrounded by idyllic, rolling countryside and offering a particularly tranquil spot within the Scottish Borders. Built around 1870 and completely renovated in recent years, this striking red sandstone cottage has a chocolate box appeal; with bright and well-presented accommodation, a welcoming and comfortable feel throughout, and a mature cottage garden with good privacy and southerly sun - making it an enviable holiday home, or a perfect for a change of pace as a peaceful country residence.

LOCATION

Eckford is a small village with a population of approximately 45 nestling in the foothills of the Cheviots, lying midway between Kelso and Jedburgh some 6 miles distant. The nearby village of Morebattle has a primary school, general store, butchers, post office, hotel/pub and The Teviot Water Gardens and Smokery is nearby. Kelso, one of the most attractive and unspoiled towns in the Borders offers good educational and sporting facilities and many quality shops. Activities available locally include hill walking, fishing and golf at the championship standard course at The Roxburghe. An excellent location for walking and quiet country pursuits with wooded hills behind and the nearby Bowmont Forest providing ample scope for woodland walks.

DIRECTIONS

Eckford lies off the A698 Kelso to Hawick road and is easily accessed from Edinburgh by the A68. From the Kelso direction after The Teviot Water Gardens, Near Kalemouth take the road signed for Eckford with Wester Wooden on the outskirts of the village down a drive to Wester Wooden, with Rose Cottage the third on the right.

ACCOMMODATION

Entrance Hall, Living Room, Breakfasting Kitchen, Sunroom, Cloakroom, Principal Bedroom with Adjoining Bedroom/Dressing Room/Study, Second Double Bedroom, Shower Room.

HIGHLIGHTS

- **Location** – those views! With an idyllic, open countryside aspect, the property still remains extremely well connected to Kelso and Jedburgh, as well as the A68 linking to Edinburgh and Newcastle.
- **Holiday Home** – previously run as a successful holiday home, it is well placed for rental purposes being set in such a popular area for fishing, walking and cycling, all on the doorstep!
- **Features** – lovely retained features give Rose Cottage that character feel, with original fireplaces, stripped doors and floors, and astragal paned windows all in keeping with the period of the property.

On the ground floor, a cosy living room sits to the front with plenty of space for furnishings and a fitted multi fuel stove providing a lovely focal point. A fully fitted kitchen with integrated appliances and breakfast bar sits to the rear, with the original stripped flooring and a feature fireplace. The adjoining extension hosts a spacious sun room - perfect for enjoying the garden and ideal as an entertaining space. Upstairs, the principal bedroom is well proportioned with lovely outlooks across the fields and a connecting single bedroom, also suitable as a dressing room, nursery or study. A further comfortable double bedroom sits to the rear, with the shower room across the landing also in excellent presentation with useful storage.

EXTERNAL

To the front, a gravelled drive allows parking for two vehicles, with planted borders, enclosed fencing and a wood store. To the rear, a quaint cottage garden opens from the sun room, with further rear access. The garden is well kept and fairly low maintenance; with neat lawn, mature beds, paving and a garden shed.

ADDITIONAL INFORMATION

All carpets, floor coverings, curtains and blinds, lights and light fittings, all kitchen and utility appliances and the garden shed are included in the sale. Furnishings are available by separate negotiation.

SERVICES

Mains water and electricity. Private drainage. Electric heating, supplemented by multi fuel stove. Double Glazing.

ENERGY EFFICIENCY

Band F.

COUNCIL TAX

Band B.

VIEWING AND HOME REPORT

To arrange a viewing or request a copy of the Home Report contact the selling agents, Hastings Property on 01750 724 160 -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.