

HASTIN^{LEGAL}&S

1 Clintmains Cottage



Clintmains Cottages Clintmains Melrose, TD6 0DY



4 bed



1 public



2 bath



Set within the picturesque village of Clintmains, this charming former Post Office offers welcoming accommodation, ideal for those seeking a more relaxed pace of life while enjoying excellent access to local amenities and transport links. Conveniently positioned just a short distance from St Boswells, Melrose and Kelso, the property presents an exciting opportunity for a purchaser to create a home tailored to their own tastes.



Boasting an attractive sandstone frontage, the main entrance opens into a generous and versatile interior. At the heart of the home is a cosy sitting room with an open fire, creating a welcoming focal point and connecting through to the rear hall and fitted kitchen, which benefits from direct access to the garden. The ground floor accommodation includes three comfortable double bedrooms, one served by a Jack-and-Jill style bathroom, while two further double bedrooms are situated towards the far end of the cottage alongside a separate shower room. An internal staircase from the rear hall leads to an additional room, offering excellent flexibility as a fourth bedroom, home office or hobby space, with useful access to extensive attic storage.

Externally, the property continues to suit the country lifestyle with a useful outbuilding and garage to the rear, together with an attractive area of lawn currently divided fencing and undergoing cultivated by the current owners. The delightful setting and generous outdoor space provide a wonderful backdrop to this characterful village home.

LOCATION

Clintmains is a charming village set just past St Boswells over the Mertoun Bridge – surrounded by truly glorious local countryside and landmarks including elevated views over the River Tweed, nearby Scott's View, Dryburgh Abbey and Wallace Monument. A great spot for those requiring a blend between country living and modern requirement.

The village of St Boswells is a desirable location and benefits from independent shops such as an award-winning butchers, bookshop with deli & café, art gallery - as well as a post office service, hotel with restaurant and coffee shop, and a small supermarket.

Local schooling is available with the excellent village primary and nursery, and within the nearby and highly regarded Earlston high school catchment. An abundance of leisure facilities are close to hand with a golf course, tennis court, rugby and football fields and of course the river Tweed. St Boswells is a popular choice with the commuter being just off the A68, offering swift transport links and a local train station at Tweedbank.

- Excellent Village Location

- Detached Character Cottage
- Private Garden & Outdoor Storage
- Easy Access to Countryside
- Fresh Decor

ACCOMMODATION SUMMARY

Ground Floor: Entrance Hallway, Living Room, Kitchen, Three Double Bedrooms, Bathroom and Shower Room. First Floor: Upper Landing and Bedroom.

SERVICES

Mains electric, water & drainage. Oil fired central heating. Fully double glazed

ADDITIONAL INFORMATION

All fitted items as viewed are included in the sale price, alongside any carpeting, curtain poles and blinds. The rear lawns are currently being cultivated with lawn and new dividing fencing between the plots to confirm boundary. Internal extends to approx. 93sq m.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY

Band F.

VIEWING & 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 5 days a week.

PRICE & MARKETING POLICY

Offers Over £240,000 are invited and should be submitted to the Selling Agents, Hastings Property Shop, 28 The Square, Kelso, TD5 7HH, 01573 225999, Fax 01573 229888. 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.