



5 Clintmans Cottages

St Boswells, TD6 0DY



Ideal For Those Seeking A Peaceful Yet Well Connected Lifestyle Property, This Delightful Chocolate-box Cottage Offers An Appealing Opportunity As Either A Permanent Residence Or A Charming Holiday Retreat In The Heart Of The Scottish Borders.



5 CLINTMAINS COTTAGES

Nestled within the tranquil village of Clintmains, surrounded by rolling countryside and some of the area's most beautiful landmarks, the property enjoys a wonderfully rural setting while remaining just five minutes from St Boswells and within easy reach of both Melrose and Kelso. Occupying a pleasant position just off the village green, Number 5 benefits from bright, recently upgraded accommodation that is both welcoming and practical.

The ground floor comprises a comfortable and light-filled sitting room, complemented by an adjoining study which offers excellent flexibility and could readily serve as a third bedroom if desired. Across the hallway, the generous dual-aspect dining kitchen provides an attractive and sociable heart to the home, with ample space for everyday dining and entertaining. Upstairs, there are two freshly presented double bedrooms, both benefiting from built-in storage, together with a well-appointed bathroom located off the landing.

Externally, the property is perfectly suited to country living, enjoying an expansive open green to the front and a private garden area to the rear. The rear boundaries are currently being defined by the sellers and will be enclosed with fencing. The attractive outdoor space, combined with the idyllic village setting, creates a wonderful backdrop for this characterful and inviting 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.

HIGHLIGHTS

- Excellent Village Location

- Character Cottage
- Excellent Scope as Holiday Home
- Private Garden
- Easy Access to Countryside
- Fresh Decor

ACCOMMODATION SUMMARY

Ground Floor- Entrance Hallway, Living Room, Kitchen & Bedroom. First Floor Landing, Two Bedrooms & Bathroom.

SERVICES

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

ADDITIONAL INFORMATION

All fitted items as viewed are included in the sale. Internal extends to approx. 85sq m.

COUNCIL TAX

Band B.

ENERGY EFFICIENCY

Band D.

TENURE

Freehold

VIEWING

A virtual tour is available on Hastings Legal - YouTube. Please view this before booking a personal viewing. The Home Report can be downloaded from our website www.hastingslegal.co.uk or requested by email enq@hastingslegal.co.uk. Alternatively, or to request further information, call 01573 225999 - lines open 7 days a week including evenings, weekends and public holidays.

MARKETING POLICY

Offers over £195,000 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.