



Braeside

Hume Holdings, Near Kelso





Completed in 2007 and set in the countryside just five miles from Kelso, Braeside is a substantial detached contemporary villa designed to meet the needs of today's family lifestyle – with the added provision of land, including a paddock extending to around an acre, which could provide scope for equestrian use as there is also ample space for stables, if required.

Braeside is a thoroughly modern home that ticks all the boxes with space for entertaining, coming together as a family and ensuring an abundance of personal space as well as quiet spots for solitary pursuits such as reading. Moreover, it has over an acre of grounds that offer countless opportunities to play, grow your own produce, keep chickens or facilitate equestrian pursuits.



Benefitting from unrestricted south facing views across the lower Tweed valley to the Cheviots and equally impressive views of Hume Castle from the paddock, the property is one of two recently built homes in a farming hamlet. However, location is only one of this property's unique selling points; it also offers truly spacious accommodation, underfloor heating and wood flooring throughout the ground floor living areas - and an energy efficient heating system powered by a ground source heat pump. Installed in 2014, the heating qualifies for an RHI payback tariff, currently in the region of £3,200 per year. Braeside also has private enclosed gardens – the total ground area including paddock extends to 1.4 acres – and a detached double garage with rafter storage and workshop area.

LOCATION

The Property is approximately 6 miles from the nearest town of Kelso and sits on the brae or hillside below the hamlet of Hume with its historic castle a well-known local landmark. Kelso, which lies at the meeting point of the Tweed and Teviot rivers, is one of the most attractive and unspoiled towns in the Borders. Notable features are the 12th Century Abbey, the Flemish style cobbled square, Floors Castle and the old bridge across the Tweed. The town has good educational and sporting facilities and many quality shops. The area has much to offer those interested in country pursuits with fishing on the Tweed and is an increasingly sought after location within the Borders.

DIRECTIONS

From Kelso on The Edinburgh Road take the road to Stichill and continue through the village for approx 2 miles with Hume Castle on the left and half way up the hill before reaching the village of Hume, turn right at the farm buildings signed "Hume Brae". Braeside sits approximately ½ mile along this minor back road and before the farm buildings 'Oxmuir Farm.'

ACCOMMODATION SUMMARY

Ground Floor: Entrance Hallway, Living Room, Sun Room, Office, Kitchen/Dining Area/Day Room, Utility Room and Cloakroom First Floor: Master Bedroom with Ensuite Shower Room with WC and Wash Hand Basin, Upper Sitting Room and Three Further Bedrooms, Family Bathroom with Bath and Shower.

UNIQUE SELLING POINTS

Unique Selling Points include location, well-planned spacious accommodation, eco-friendly and energy efficient heating, wow factor sunroom and private enclosed gardens with 1 acre paddock and detached double garage.

ACCOMMODATION

Internally, the accommodation is beautifully presented and extends across two levels to include a living room with wood-burning stove, garden access and double doors into a visually striking sunroom with high ceiling and huge full height apex window overlooking the front garden and countryside beyond. Equally striking, the dining/kitchen/family room is the undoubted hub of this home, a superb dual aspect space incorporating a fully fitted kitchen with island breakfast bar, range cooker and American-style fridge freezer, family seating with focal wood-burning stove, dining area and double doors opening onto the rear garden. An office, utility and cloakroom complete the ground floor layout.

Upstairs is an additional sitting room/snug with double-drop Velux window to take full advantage of the views, plus four double bedrooms – master with two sets of fitted wardrobes and tiled en suite shower room, while the remaining bedrooms all have built-in storage - and bathroom with separate shower.

EXTERNAL

Bounded by open countryside, the gardens enjoy good privacy and include level lawns, specimen trees and shrubs and a paved/pebbled

patio area next to the house. Beyond the garden is a one-acre paddock with space for adding stables and great views of Hume Castle. To the front of the property is a neat area of lawn and gravelled parking/turning area and driveway leading to the detached double garage on one side.

SERVICES

The property benefits from an eco friendly and low cost energy saving heating system using a Danfoss ground source heat pump (installed in 2014). Running costs and benefits available from the RHI pay back tariff will be made available to interested viewers. Mains water and electricity, drainage to private septic tank. Underfloor heating on lower floor and radiators upstairs.

COUNCIL TAX

Band G

ENERGY EFFICIENCY

Band C

VIEWING AND HOME REPORT

The Home Report and a Floor Plan is available on request from the selling agents or can be downloaded from www.espc.co.uk To arrange a viewing or request a copy of the Home Report contact the selling agents, Hastings Property on 01573-225999-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.





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