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KELSO, Eccles Mains Farmhouse, TD5 7QS
Guide Price £295,000

This substantial Victorian farmhouse occupies a prominent position within this convenient village which allows ready access to the main Borders towns. Within commuting distance of Edinburgh it should also appeal to those looking for a country lifestyle within easy reach of the city. The property was sympathetically modernised and refurbished in 1989 by the current owner to provide extremely comfortable and spacious accommodation with masses of character and charm. Notable features include an impressive staircase with cast iron balustrade, stained glass panels to the front porch and original working shutters to the majority of windows which also have the added charm of window seats. The adaptable accommodation comprises:- Entrance Porch, Hall, Sitting Room, Dining Room/Family Room, Dining Kitchen, Utility Room, WC, 5 Bedrooms, Bathroom and Boxroom. The property has the benefit of double glazing and oil fired central heating augmented by two wood burning stoves and open fireplace. Good sized areas of attractively landscaped garden ground surround the property.

LOCATION

Eccles is a small village with a primary school, church and village hall set amidst the rich and fertile Berwickshire countryside. The Scottish Borders is an area of unspoilt natural beauty steeped in history and offering a wide variety of sporting and country pursuits. The attractive and historic towns of Kelso (5.5 miles) and Coldstream (7 miles) afford excellent shopping, educational and recreational facilities. Eccles is ideally placed for commuting to Edinburgh either by road via the nearby A697 and A68 (approx 44 miles) or by rail from the new Borders station at Tweedbank (approx 23 miles) or Berwick-upon-Tweed (approx 20 miles).

ACCOMMODATION

GROUND FLOOR

PORCH – 2.89m x 1.26m

The partly glazed front door accesses an entrance porch with attractive stained glass windows, deep sills, tiled floor and vaulted wooden ceiling. Partly glazed door to:-

HALL – 6.09m x 2.11m at longest and widest

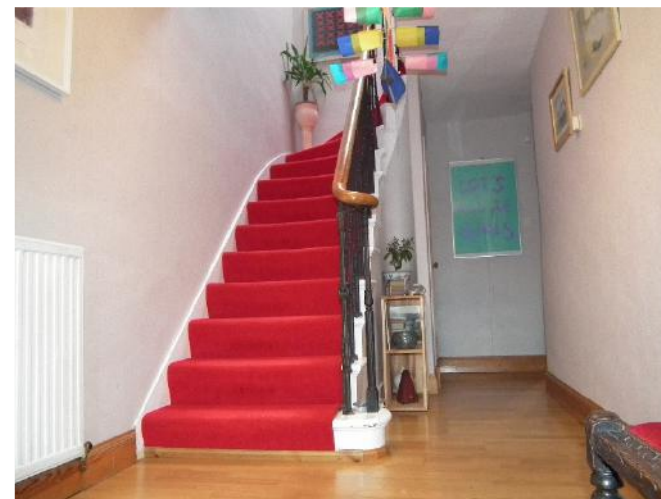
A generously proportioned hall with attractive staircase to first floor accommodation. Understair cupboard with rear facing window, internal light and coat pegs. Laminate flooring, pendant light fitting, radiator and 1 x 13 amp power point.

SITTING ROOM – 6.03m x 4.58m at widest

An extremely bright and spacious room with one south and two west facing windows. Feature fireplace with wood and slate surround and brick recess housing a wood burning stove on a slate hearth. Original cornice, two pendant light fittings. Radiator and 5 x 13 amp power points.

DINING ROOM – 4.56m x 3.82m plus study area

Another well proportioned room with open access to a small study area with east facing patio doors to garden, wood panelled ceiling pendant light fitting and 2 x 13 amp power points. Large feature fireplace with wooden mantle, and tiled recess and



hearth housing a wood burning stove. TV recess and connection. Flush fitting ceiling light and four spot light fitting. Radiator and 8 x 13 amp power points. Open access to:-

FAMILY ROOM – 5.93m x 4.55m at longest and widest

Another bright, well proportioned room with south and east facing windows. Brick fireplace and hearth with wooden mantle. Pendant light fitting and two spot light fittings. Radiator and 9 x 13 amp power points.

KITCHEN - 6.78m x 3.04m at longest and widest

A fifteen pane glazed door from the dining room accesses the kitchen with rear facing window and east facing patio doors to garden. A range of bespoke base and wall mounted units incorporating glazed display units and pan drawers provide ample storage and work surfaces. Stainless steel 1 ½ bowl sink with mixer tap and plumbing for dishwasher. Cork flooring, fluorescent strip light and recessed spotlights. Large walk-in cupboard with internal light, loft access and coat pegs and housing the central heating boiler and controls. Radiator and 15 x 13 amp power points.

Returning to the dining room the study area accesses a passageway with shelved recesses on either side, two pendant light fittings and radiator accesses:-

WC

An internal facility with slightly coombed ceiling, white WC and wall mounted wash-hand basin with splashback tiling. Pine cabinet, cork flooring and pendant light fitting.

UTILITY ROOM – 2.59m x 2.53m

With east facing window and Velux window and slightly combed ceiling. Worksurfaces and wall mounted glazed units. Stainless steel sink and plumbing for automatic washing machine. Vinyl flooring, loft access, pendant light fitting and 3 x 13 amp power points.

Returning to the hall:-

FIRST FLOOR LANDING

The elegant staircase with cast iron balustrade turns to the spacious first floor landing with overhead skylight affording ample natural light. Large walk-in cupboard, recessed spotlights, smoke alarm, access to insulated loft, two radiators and 2 x 13 amp power points.

BEDROOM 1 – 4.79m x 3.36m

A generously proportioned room with south facing window with wood panelling below. Pendant light fitting, radiator and 4 x 13 amp power points.

STUDY/BEDROOM 5 – 3.27m x 2.36m

A multi-purpose room with south facing window with wood panelling below. Laminate flooring, pendant light fitting, recessed spotlights, radiator and 5 x 13 amp power points.

BEDROOM 3 – 4.09m x 2.90m at longest and widest

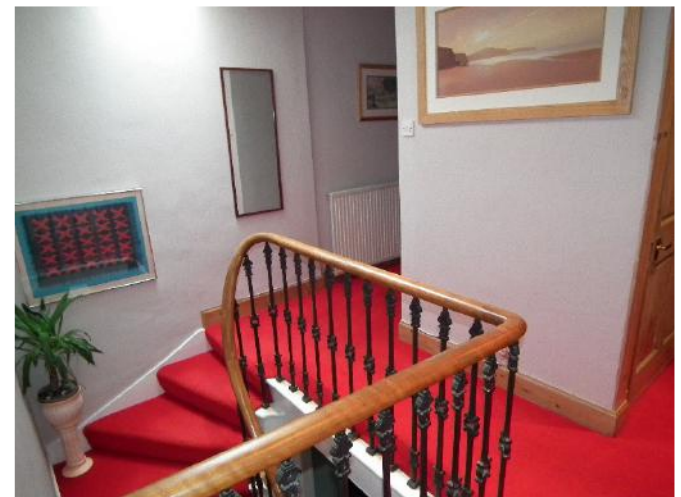
Also with south facing window, this slightly L-shaped room has two pendant light fittings, radiator and 2 x 13 amp power points.

BEDROOM 2 – 4.54m x 2.94m at longest and widest

Another slightly L-shaped room, this with west facing window with wood panelling below. Pendant light fitting and two wall light fittings. Radiator and 4 x 13 amp power points.

BATHROOM – 4.19m x 1.81m plus shower

A spacious bathroom with two east facing windows. Coloured four piece bathroom suite comprising pedestal wash-hand basin with light and shaver point over, bath with mirror splashback, WC and bidet. Shelved display recess fitted with wall mounted cabinet with mirrored doors. Cork flooring, four spotlight fittings and radiator. Step up to tiled shower recess with east facing window and wood panelled ceiling. Mira electric shower and flush fitting ceiling light.



BEDROOM 4 – 4.75m x 3.16m at longest and widest

A bright, spacious, slightly L-shaped room with rear and east facing windows. Built-in wardrobes with overhead storage. Telephone point, pendant light fitting, radiator and 4 x 13 amp power points.

BOXROOM – 4.00m x 1.53m

A useful, multi-purpose space with internal light, shelved cupboard with louvre doors, high level shelving, telephone point, electric meter and 2 x 13 amp power points.

COUNCIL TAX

The property is in Band F.

ENERGY EFFICIENCY RATING E.

MISCELLANEOUS

The property is Category B Listed.

OUTSIDE GARDEN

A good sized area of attractively landscaped garden ground lies to the side and rear of the property. This is mainly laid to lawn interspersed with a variety of mature trees and plantings. A particular feature are the lovely ponds with their backdrop of colourful shrubs providing year round interest. The garden is private and enclosed providing a safe environment for children and pets.

EXTRAS

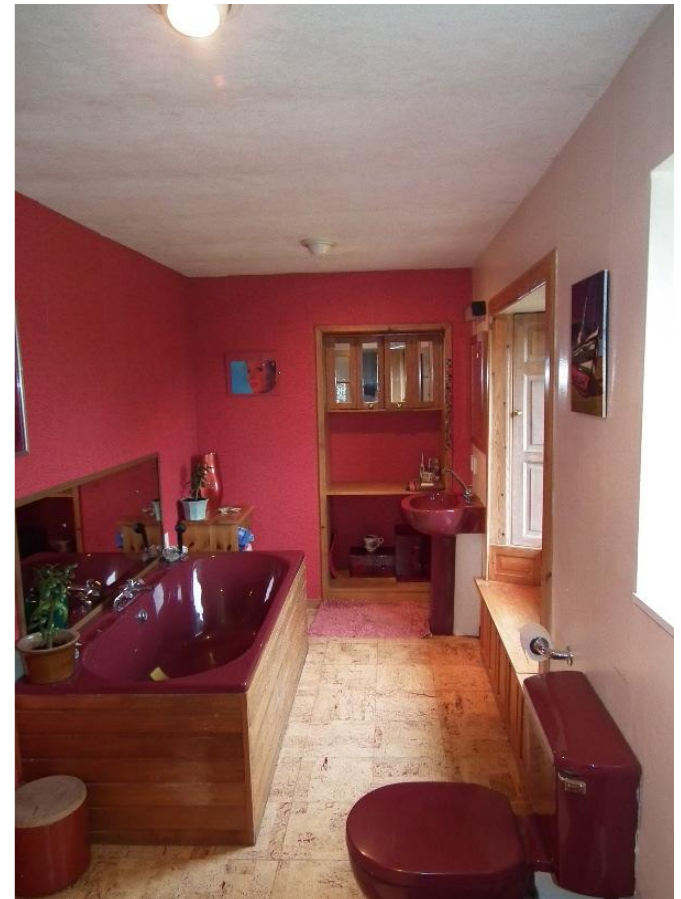
All floor coverings and light fittings are included in the sale.

SERVICES

The property is served by mains electricity, water and drainage. There are telephone and broadband connections.

VIEWING

Viewing is highly recommended but strictly by appointment. This can be arranged through the selling solicitors.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchasers. The accuracy, reliability and completeness of the information is not guaranteed. Made with Blueprints 02/11

OFFERS

Anyone seriously interested in purchasing the property should, preferably through their Solicitor, contact J.D. Clark & Allan as soon as possible to have their interest noted and will be expected to provide the Selling Agents with information on the source of funds with suitable confirmation of their ability to finance the purchase. They will then be notified if a closing date for offers is fixed. The sellers are not however obliged to fix a closing date and are entitled to accept any offer at any time. Written offers should be submitted by a solicitor. The Selling Agents reserve the right to resume viewings in the event of unreasonable delay by the purchaser in concluding missives.

NOTE

These particulars, while believed to be correct, are not guaranteed. The measurements are approximate and for guidance only.

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