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Yetholm Mill Farmhouse

Kirk Yetholm, TD5 8PE





Yetholm Mill Farmhouse is a C listed Georgian farmhouse on the edge of the popular Cheviot village of Kirk Yetholm. The property enjoys panoramic views over the Bowmont Valley to the neighbouring Town Yetholm and the hills beyond together with a lovely private garden with woodland edge and an abundance of wildlife, scenic views and true country living.



LOCATION

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.

LOCATION

Yetholm is a thriving rural community situated at the end of the Pennine Way, with an excellent range of services available locally including primary education, Doctor's surgery, filling station, post office, licensed bar, public hall and playing fields. The nearest town is Kelso, some seven miles distant, which has good educational and sporting facilities and quality shops. The local area has much to offer those interested in country pursuits with Tweed fishing, National Hunt racing and walking in the Cheviot Hills. Both Edinburgh and Newcastle, with their International airports, are easily commutable within approximately one hour's drive, with intercity rail connection available at Berwick upon Tweed some 23 miles distant.

ACCOMMODATION SUMMARY

Entrance Vestibule, Central Hall, Breakfasting Kitchen, Utility, Cloakroom, Rear Porch, Dining Room, Lounge, Reading Room Four Principal Bedrooms (two en-suites) and Family Bathroom, Annexe with 2 En-Suite Bedrooms, Kitchen and Sitting Area.

A generous parking area with gate and path through walled side garden to the main entrance and separate gated entrance to the courtyard and annex. A pebbled path leads to the solid panelled door to the entrance porch with original slab flooring, extending through to the main hall and kitchen, and sash and case window to garden. The kitchen is fitted with a good range of oak units and a deep sill window to the side garden with further panelled window to front providing lovely outlooks over the valley. The kitchen includes space for American style fridge freezer and range cooker, breakfasting table and a connecting hall leads to the utility/wash room with separate entrance off the courtyard to rear porch and cloakroom.

The dining room has dual aspect windows with a deep sill window to the courtyard and large sash and case panelled window to front, feature stone

fireplace with wood burning stove, exposed flooring and beamed ceiling. The lounge is a lovely feature with two sets of French doors opening out to a sun terrace and taking advantage of the views. Other features include the high vaulted ceiling, oak flooring and central fireplace with stone surround and multi fuel stove with timber mantel over. Double doors open off the lounge into a reading room with fitted book shelving and deep sill window to front. A connecting door also leads through from the lounge to the adjoining annex which has been cleverly adapted to provide separate self-contained living accommodation with two en-suite bedrooms, kitchen and sitting area with French doors out to the courtyard patio.

UPSTAIRS ACCOMMODATION

A carpeted staircase leads to the upper floor with mid-landing window providing good natural light and the main bedroom accommodation. The master bedroom is a good sized double room with dual aspect panelled windows and working shutters to the front to the courtyard. The room also has a full length wardrobe incorporating a concealed en-suite shower room. A further en-suite bedroom lies at the far end with attractive views over the side garden with two further bedrooms with windows to front and served by a large family bathroom fitted in traditional style.

EXTERNAL

An attractive pebbled courtyard garden lies to the side with stone walled surrounds and sheltered paved sitting area with a gate leading through to paths meandering through the woodland edge garden and to the terrace off the lounge. The garden is a true delight meandering down through the planted borders with stone walls and a truly private enclosed garden with further wooded area along the lade that served the former mill buildings to side.

ROOM MEASUREMENTS

Utility Room	3.67m x 2.28m (12" x 7'6")
Kitchen/Breakfast Room	5.14m x 3.17m (16'10" x 10'5")
Dining Room	4.33m x 4.97m (14'2" x 16'4")
Lounge	4.85m x 5.85m (15'11" x 19'2")
Reading Room	2.78m x 4.90m (9'1" x 16'1")
Annexe	
Living Room	2.73m x 5.78m (8'11" x 19")
Bedroom	2.97m x 3.67m (9'9" x 12")
Bedroom	3.15m x 2.45m (10'4" x 8")

Bedroom	3.88m x 2.58m (12'9" x 8'6")
Bedroom	3.50m x 2.58m (11'6" x 8'6")
Bedroom	2.75m x 3.71m (9" x 12'2")
Master Bedroom	4.30m x 5.20m (14'1" x 17'1")
Bathroom	2.82m x 2.45m (9'3" x 8")

ADDITIONAL INFORMATION

The owners have developed and currently operate a successful farmhouse Bed & Breakfast business with letting rooms and self-catering accommodation. The adjacent Listed Steading, which has permission to convert to a separate dwelling, is owned by the sellers and may be available as a development opportunity by separate negotiation.

SERVICES

Mains electricity, water and drainage. Oil fired central heating

COUNCIL TAX

Band E

ENERGY EFFICIENCY

Rating F

VIEWING AND HOME REPORT

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.

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.



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