

HASTIN<sup>LEGAL</sup>&S



# The Old Schoolhouse

Yarrowford







Set in the much sought after Yarrow Valley within the hamlet of Yarrowford, The Old Schoolhouse, as the name suggests, is a former schoolhouse converted in recent years to provide a unique traditional house with great character and adaptable accommodation including a connected letting cottage to the rear. The attractive stone fronted property is enclosed with a cottage style garden and unique features include the original school room with high vaulted ceiling, the original arched entrance doors, working shutters and traditional features successfully combined with contemporary additions and alterations. The property enjoys good natural light which floods the front of the house and is set within established walled boundaries with a cottage garden to the front and side, plenty of parking and the cottage is self contained ideal for holiday lets with its own outside space and plenty of parking.



## LOCATION

The property is ideally placed within a few miles of Selkirk with town centre amenities and a good selection of small local shops providing for everyday requirements and schools from nursery to secondary level all easily accessible. The property also benefits from easy access to Edinburgh via the A7 and will be within easy reach of the new Borders rail connections with the opening of the Waverley Line and new stations at Galashiels and Tweedbank. The area also has good road and bus connections to all central Borders towns and is surrounded by beautiful countryside with rolling hills and the scenic Yarrow valley.

## ACCOMMODATION SUMMARY

Main House: Entrance Hall, Cloakroom, Vaulted Lounge, Kitchen, Dining Room, Central Hall, Sitting Room, Downstairs Bedroom, Utility, Garden Room, Master Bedroom, Landing Area, Study and Shower Room

Self Contained Cottage: Living Room with Dining Area, Two En-Suite Bedrooms, Kitchen, Private Courtyard Garden and Ample Parking.

## MAIN HOUSE

The main entrance lies off the side drive with fenced boundaries and a stone walled frontage. An attractive arched doorway leads to the entrance hall with a deep sill window to the side and cloakroom beyond providing ample coat hanging, WC and washhand basin. A panelled door leads through to the main lounge within the former school room. This feature room has twin windows to the front with period décor, wainscoting and matching to the doors and timber finishes. A great space with good natural light and high vaulted ceiling. The wood burning stove sits on a tiled hearth with an exposed chimney supplemented by central heating radiators below windows to the front. A door off leads through to a connecting hall and the cottage beyond with a further door leading through to the central part of the house.

The dining room is well-presented with attractive period décor and a window seat with lovely outlooks over the garden to the Yarrow Water. There is plenty of space for a dining table and chairs and this is usefully located next to the kitchen which is centrally positioned in the house and benefits from modern Shaker style beech fronted units with soft closing drawers, space-saving units and ample worktops with tiled splashbacks and a one and a half bowl sink with swan neck tap below deep sill window with working shutters to the rear. Integral appliances include dishwasher, fridge/freezer, microwave, double oven and induction hob below chimney style extractor.

A second arched entrance door opens to a galleried hall with attractive light

and a contemporary spiral staircase off. The sitting room beyond includes a Victorian fireplace with multi-fuel stove set on a slate hearth again with panelled window to front with working shutters. The downstairs bedroom has the benefit of neutral décor and a further window seat with working shutters to window overlooking the courtyard garden and countryside to the rear. This bedroom benefits from a high ceiling and space for traditional wardrobes and lies conveniently next to the main bathroom which includes a panelled bath tiled over with contemporary WC and pedestal sink with modesty window and painted panelled surrounds. A connecting hall then leads through to the garden room with patio doors out to the side garden providing a lovely sitting area with views along the Yarrow Valley and located next to the utility room with gardener's toilet. A door off the connecting hall leads out to an enclosed paved courtyard garden with stores and outhouses.

## UPPER ACCOMMODATION

A spiral staircase off the hall leads to the master bedroom with a generous bright landing area and feature bedroom with exposed stone wall at the far end with velux window to the front and attractive bespoke built-in wardrobes. At the far side of the landing there is a study area and beyond a contemporary shower room with shower panelling, a large shower, contemporary flooring, recessed WC and washhand basin within a unit with shelving over.

## COTTAGE ANNEXE

The cottage provides an ideal holiday home or separate self-contained accommodation for extended family. This is connected to the main house with a passage which can easily be secured with a lockable connecting door and provide scope for regular holiday income from walkers and enjoys regular holiday bookings.

The cottage has its own entrance off the courtyard opening into a hallway with door to the dining lounge with ample space for a sitting and dining area enjoying particularly attractive views over the rear to the surrounding hills. A wall mounted gas coal effect fire provides a focal point for the seating area and the cottage is well-presented with feature walls and Patio doors to the enclosed courtyard. There are two en-suite bedrooms at either end including a master bedroom with views over the side garden and a connecting en-suite shower room with contemporary fittings and a twin room with bunk beds and again an en-suite shower room and windows to the front. A fully fitted kitchen lies next to the dining lounge and includes a range of wall and base units with windows to the front and rear, cooker and space and plumbing for a washing machine, ample worktops and vinyl flooring.

## EXTERNAL

An extensive area of gravelled parking lies to the side with a gated entrance and a separate access to the cottage. The front is an attractive cottage garden with old stone walled frontage and separate gated access to a side garden with vegetable plots, cottage gardens and path to a paved patio off the garden room and round to the lawned garden to the rear.

## GROUND AND RIVER FRONTAGE

A unique feature of the property includes an extensive area of river frontage extending to approximately 0.9 miles stretching the length of the village providing access to the Yarrow Water and rights to trout fishing opposite. The additional ground has an abundance of spring flowers, sheltering trees and bushes providing enclosed private grounds and walks along the riverside, ideal for summer picnics and additional outside space.

## GARAGE WORKSHOP

A double doored garage workshop lies to the side beyond hard standing with ample parking suitable for a camper van/caravan. The workshop has good storage and work benches with light and power and good roof height.

## SERVICES

Oil fired central heating with external boiler supplemented by multi-fuel stoves and bottled gas serving the gas fire in the cottage.

## COUNCIL TAX

Band F

## 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 01750 724160-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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