



Old Police House

Morebattle, TD5 8QG



The Old Police House sits quietly to the edge of the picturesque village of Morebottle; enjoying a peaceful countryside position with striking sandstone frontage and a well sheltered garden and extension. The Victorian property hosts bright and well-appointed accommodation presented over two levels; with a traditional exposed stone entrance porch opening to three public rooms on the ground floor, providing flexible use and making for great family or entertaining space. There is the benefit of a ground floor bedroom and wetroom, with two further double bedrooms and the family bathroom position on the first floor. The property would make an ideal family home, with the village providing a desirable country balance to modern living, and would also be a well-considered holiday home.



LOCATION

Morebattle is a popular village in the foothills of the Cheviots lying four miles from Yetholm and eight miles from Kelso. The village includes a primary school and local facilities include store, butchers, post office, hotel/village pub and village hall. Secondary schooling and shopping is available at Kelso one of the most attractive and unspoiled towns in the Borders, with good educational and sporting facilities and many quality shops. Activities available locally include hill walking, fishing and golf at the championship standard course at the Roxburghe.

PROPERTY HIGHLIGHTS

- Retained Features – from the traditional stone to the wrought iron window railings, this is a period property with charm and character.
- Location – village life, open outlooks, peaceful setting and a slower pace; all while remaining well connected to the towns of Kelso and Jedburgh and swift links via A68.
- Garden – exceptionally well kept, thoughtfully landscaped and private, the garden is perfect for green fingered enthusiasts and a great space for children, and pets.
- Extension – a recent extension now provides the property with further public space and storage facilities.



ACCOMMODATION LIST

Entrance Vestibule, Central Hall, Lounge, Dining Room, Downstairs Bedroom, Kitchen/Day Room, Utility Area, Wet Room, and Two Further Bedrooms and Bathroom on the First Floor. Garden. Garage.

MEASUREMENTS

Lounge	7.68m x 4.62m (25'2" x 15'2")
Dining Room	3.95m x 6.18m (13'0" x 20'3")
Kitchen/Day Room	5.16m x 6.12m (16'11" x 20'1")
Rear Hall	2.81m x 4.81m (9'3" x 15'9")
Ground Floor Bedroom	3.91m x 3.53m (12'10" x 11'7")
Wet Room	2.00m x 3.56m (6'7" x 11'8")
Bedroom 2	3.98m x 3.97m (13'1" x 13'0")
Bedroom 3	3.95m x 3.99m (13'0" x 13'1")

SERVICES

Mains water, electricity and drainage. Oil fired central heating.

COUNCIL TAX

Band F.

ENERGY EFFICIENCY

Rating E.



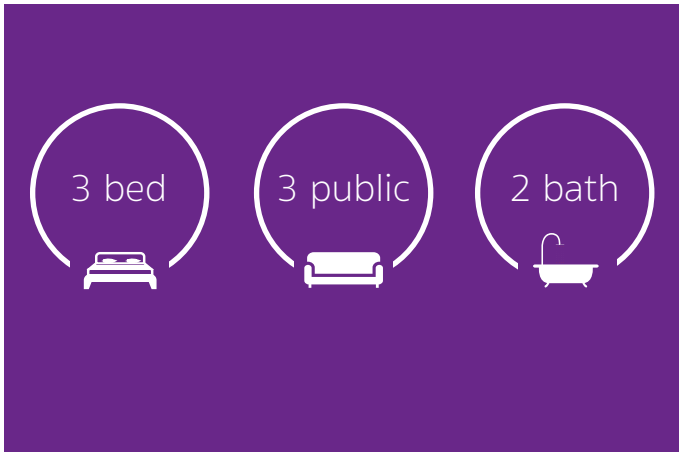
VIEWING AND HOME REPORT

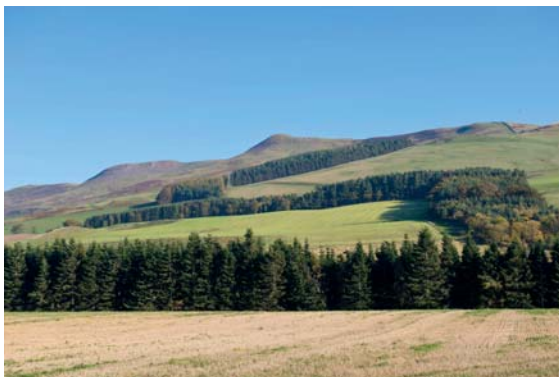
To arrange a viewing or request a copy of the Home Report contact the selling agents, Hastings Property on 01573-225999-lines open until 10pm 7 days a week.

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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