



BORDER COTTAGE

MAIN STREET KIRK YETHOLM, KELSO TD5 8PE

Border Cottage is a substantial traditional stone built dwellinghouse situated in a prime position within the popular conservation village of Kirk Yetholm lying in the Cheviot foothills.

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Border Cottage is a substantial traditional stone built semi detached dwellinghouse situated in a prime position within the popular conservation village of Kirk Yetholm lying in the Cheviot foothills. The property with much character enjoys superb views over the Bowmont Valley and is set within its own extensive and secluded garden ground. Bright and spacious family sized accommodation, which is presented in excellent order, comprises:- Entrance Hall, Lounge, Diningroom, Fitted Kitchen, Family Room/Study, Cloakroom with WC., 4 Bedrooms, 2 Bathrooms and Detached Garage.

LOCATION

Kirk Yetholm is a small Cheviot Village lying some 8 miles from Kelso, which is the nearest town, and ½ mile from Town Yetholm with its local village services. Within Kirk and Town Yetholm there are services reflecting a population in excess of 500 (both villages) including shops, 2 hotels, Church, Doctor's Surgery and Primary School. At Kelso there is a fine range of shopping, secondary schooling and recreational facilities with a regular bus service operating between Yetholm and Kelso.

ACCOMMODATION

ENTRANCE HALL: 2.87m x 2.06m

An external door at the front with glass panel opens into a welcoming hallway giving access to all rooms on the ground floor. Telephone point. 1 single power point. C/h radiator. Smoke alarm. Coat hooks. Wooden parquet flooring. Stairs to upper floor.

LOUNGE: 4.95m x 3.71m

Attractive lounge with window to front giving a lovely open outlook and deep display sill. Feature fireplace with wood burning stove, timber mantel and slate hearth. 2 feature alcoves with shelving. TV aerial. Telephone point. C/h radiator. 1 double and 2 single power points. Traditional cornice and deep skirtings. Natural pine doors. Fitted carpet.

DINING ROOM: 4.9m x 3.45m

Spacious dining room with window to front giving a lovely open outlook. Feature regency style gas fire set within a quarry tiled hearth and surround with timber mantel. TV aerial. Understairs storage cupboard with shelving and lighting. 2 double and 1 single power points. Night storage radiator. Coving. Additional storage cupboard containing the "Vaillant" LPG condensing c/h boiler. Natural pine doors. Fitted carpet. Glazed door leading to kitchen.

KITCHEN: 5.03m x 3.47m

Bright L-shaped kitchen with window to side and roller blind. Small window to rear. Excellent range of pine fitted base and wall units with contrasting worktops, breakfastbar and tiling between. Under unit lighting. Stainless steel 1½ bowl sink unit with drainer and contemporary mixer tap. Plumbed for washing machine and dishwasher. Electric cooker point. Concealed downlighters. 4 double and 1 single power points. C/h radiator. Glazed door to rear courtyard. Wood effect vinyl flooring.

CLOAKROOM: 2.84m x 1.13m

With small window to side. WC and wash hand basin. C/h radiator.



FAMILY ROOM/STUDY: 5.03m x 3.47m

Spacious with two windows to rear, deep display sills and roller blinds. C/h radiator. Telephone point. 3 double power points. Fitted carpet. This room is currently used as a study but would make an ideal family room.

UPPER FLOOR:

Reached by an attractive staircase from the entrance hall with open balustrade and fitted carpet.

LANDING:

Bright and spacious landing giving access to all rooms on the upper floor. Hatch to attic space which is reached via a ramsay style ladder and houses the electricity meter. 1 single power point. Smoke alarm. Cornice. Natural pine doors. Feature display area. Fitted carpet.

MASTER BEDROOM: 4.9m x 3.85m

Bright and spacious double bedroom with window to front giving lovely open views over the garden and the Bowmont Valley beyond. Deep display sill. Feature Victorian cast iron fireplace. 2 large fitted wardrobes with shelving and hanging rail. TV aerial. 3 double power points. C/h radiator. Traditional cornice and deep skirtings. Natural pine doors. Fitted carpet.

BEDROOM 2: 4.96m x 3.37m

Bright and spacious double bedroom with windows to front and side giving lovely open views over the garden and Bowmont Valley beyond. Deep display sills. Feature Victorian cast iron fireplace. Shelved book alcove. TV aerial. 2 double power points. C/h radiator. Natural pine door. Fitted carpet.

BATHROOM 1: 2.17m x 1.99m

Contemporary bathroom with part frosted glass window to front, deep display sill and roller blind. White WC, wash hand basin set in a vanity unit with mixer tap and storage below and shaped bath. Separate fully tiled walk-in shower cubicle with stainless steel 'redring' electric shower, lighting and a feature seated area. Heated towel rail. Fully tiled to dado with contrasting tiling. Extractor fan. Shaver point. Concealed downlighters. Real slate tiled floor and programmable underfloor electric heating. Natural pine door.

INNER HALL:

Inner hall with two large roof windows giving an abundance of light and providing access to two further bedrooms and a family bathroom. 1 single power point. Feature display area. Fitted carpet.

BEDROOM 3: 3.91m x 3.49m

Bright double bedroom with two windows to the rear and giving an open outlook. Deep display sills. C/h radiator. 2 double power points. Fitted carpet.

BEDROOM 4: 3.06m x 2.42m

Bright single bedroom with window to rear, deep display sill and roller blind. Fitted wardrobe with hanging rail and shelving. 2 double power points. C/h radiator. Fitted carpet.

BATHROOM 2: 3.55m x 1.95m

Spacious family bathroom with window to side, deep display sill and roller blind. Ivory suite comprising WC and wash hand basin set in a pine vanity unit with shaver point and lighting above and a tiled splashback. Bidet and bath with pine bath panel, shower attachment off taps and tiled splashback. Heated towel rail. C/h radiator. Shelved storage cupboard with pine louvred door. Vinyl flooring.

GARAGE:

There is a single detached garage reached via the main vehicular access to the property by the access lane leading past Kirk Yetholm Churchyard.

OUTSIDE:

A substantial stone built outhouse adjoins the rear of the property to form a courtyard with the boundary walls and this provides excellent storage space/utility room with lighting and power points. The small enclosed courtyard also gives access through a passageway leading to the Village Green from the rear of the property.



GARDENS:

Border Cottage sits within an extensive and neatly tended garden to the front of the house with open uninterrupted views over the Valley. A paved patio area immediately in front of the property leads onto the main lawn which is offset by mature fruit trees. Shrubberies and rose beds feature nearer the house whilst a good sized fertile vegetable plot together with informal grassed slopes, fruit canes, trees and bushes lie to the west of the main lawn area. A secluded and sheltered patio area has been constructed in a central position and this enjoys excellent sunshine and outlook. There is a parking area on the far boundary for several cars and a gravelled lead-in to the garage. There is also a greenhouse and timber garden shed.

GENERAL:

All fitted carpets and flooring are included in the sale along with the curtains, blinds, and light fittings. The property benefits from full gas central heating and all windows apart from the downstairs cloakroom are double glazed. The windows were replaced in 2012 at the same time the central heating boiler was installed. The property was also re-roofed in 2014/2015

The potential for a building plot separate from the main house exists in the garden, subject to the usual enquiries with the Planning Authority.

SERVICES:

Mains water, drainage and electricity are connected. LPG gas with storage tank located in the garden.

BURDENS:

Council Tax – Band E.

EPC Rating – F31

VIEWING:

Strictly by appointment through the selling agents.

ENTRY:

By negotiation.

These particulars, while believed to be correct, are not guaranteed. The measurements are approximate and for guidance only. Gas and electric installations and appliances in the house have not been checked by the selling agents.



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