

**Kelso**

Call 01573 400399

**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM



## The Farmhouse, Ednam Road, Stichill,

Kelso, TD5 7TD

**Offers Over £400,000**



The Farmhouse is an immaculately presented, traditional detached home situated in the heart of the sought-after village of Stichill. Enjoying a delightful and private setting, the property was formerly used as a successful Bed & Breakfast, offering excellent potential for continued business use or as a charming private residence. The home has been very well maintained throughout, boasting a well-designed and versatile layout in excellent condition. A standout feature is the garden room located in the front garden, complete with its own en-suite shower room—ideal for guest accommodation, a home office, or a peaceful retreat. The property is further enhanced by beautifully landscaped gardens and a generous driveway with ample parking for multiple vehicles. Viewing is essential to truly appreciate the unique character and outstanding potential this exceptional property offers.



# The Farmhouse, Ednam Road, Stichill, Kelso, TD5 7TD

Offers Over £400,000

Ground Floor:  
Entrance Porch  
Hallway  
Lounge  
Kitchen  
Utility Porch  
Dining Room  
Master Bedroom with En-Suite  
Dressing Room

First Floor:  
Landing  
Double Bedroom with En-Suite  
Further Bedroom with En-Suite

LPG Heating  
Double Glazing

Private Garden Grounds to the Front, Side & Rear  
Large Driveway  
Garden Room with Shower Room  
Large Timber Shed



### Location

Stichill is a pretty Borders village lying in countryside noted for its scenic beauty and fantastic opportunities for walking, cycling, horse riding, fishing and many other country pursuits. The location of the village allows for a fairly straightforward commute to the outskirts of Edinburgh (around 50 minutes), easy access to Kelso and a good road network to the other main Borders towns. The Borders Rail link with Edinburgh terminates at Tweedbank which is within comfortable driving distance. Primary schooling is available in Ednam as well as Kelso. Secondary schooling is in Kelso where a new high school has recently been built. Kelso is one of the most popular towns in the Scottish Borders and has a good selection of local shops, Sainsbury's supermarket and an excellent range of social and sporting facilities including a race course, ice rink, swimming pool, bowling club and golf course. The town sits at the confluence of the Rivers Tweed and Teviot and is noted for its fishing, large Flemish-style market square, and the remains of one of the great Border Abbeys.

### Fixtures & Fittings

The sale shall include all carpets and floor coverings, light fittings, and the kitchen and bathroom fittings.

### Services

Mains Drainage, Water and Electricity. Double Glazing. LPG Central heating.

### EPC

G

### Council Tax Band

D

### Viewing

By appointment with the Selling Agent

### Entry

By mutual agreement



Interested in this property?  
**Call 01573 400399**

43 The Square,  
Kelso, TD5 7HL  
Phone: 01573 400399  
Fax: 01573 400388  
Email: kelso@cullenkilshaw.com

Opening Hours:  
Monday to Friday: 9.00am to 5.00pm  
Saturday: 9.00am to 12.00 noon

Also At:  
Galashiels, Tel 01896 758 311  
Jedburgh, Tel 01835 863 202  
Hawick, Tel 01450 3723 36  
Kelso, Tel 01573 400 399  
Melrose, Tel 01896 822 796  
Peebles, Tel 01721 723 999  
Selkirk, Tel 01750 723 868  
Langholm, Tel 013873 80482  
Annan, Tel 01461 202 866/867



**The Farmhouse Stichill**

Approximate Gross Internal Floor Area (Excluding Areas of Restricted Height): 162.6 m<sup>2</sup> ... 1750 ft<sup>2</sup>



Whilst every effort has been made to ensure the accuracy of the floor plan contained herein, measurements of doors, windows, rooms and any other areas are approximate and no responsibility is taken for any error, omission or mis-statement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown herein are not tested and no guarantee as to their operability or efficiency can be given.



Full members of:



Whilst these particulars are prepared with care and are believed to be accurate neither the Selling Agent nor the vendor warrant the accuracy of the information contained herein and intending purchasers will be held to have satisfied themselves that the information given is correct.