Kelso Call 01573 400399



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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.



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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

Viewing By appointment with the Selling Agent

Entry By mutual agreement













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Interested in this property? Call 01573 400399

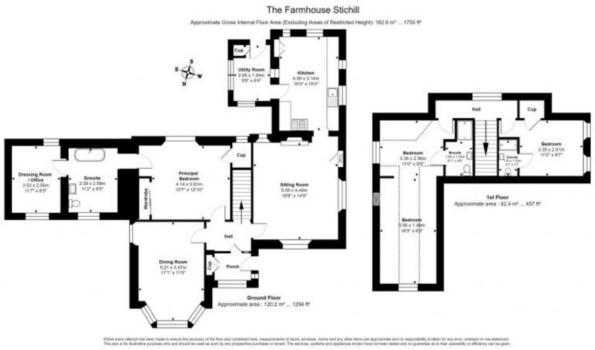
43 The Square, Kelso, TD5 7HL Phone: 01573 400399 Fax: 01573 400388

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

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· PROPHOTO

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.