

**Kelso**

Call 01573 400399



**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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## **Le Thyl, 10 Grafton Bank, Town Yetholm, Kelso, TD5 8SB**

**Guide Price £300,000**



Nestled in the charming and highly sought-after village of Town Yetholm, this well-proportioned four-bedroom detached property offers stunning, uninterrupted views over the Cheviot Hills. The home is set within meticulously maintained garden grounds, providing a peaceful and private setting. The accommodation is bright and airy throughout, designed with flexibility in mind to suit a variety of lifestyle needs. Spacious living areas and well-appointed rooms create a welcoming atmosphere, perfect for both family life and entertaining. A notable feature of this property is the generous paddock to the rear, extending to just under one acre, perfect for those seeking extra outdoor space. The property also includes the added benefit of a garage and driveway, providing ample parking and convenient access. This exceptional home combines rural tranquility with practical living and is a rare opportunity in this popular location. Early viewing is highly recommended to fully appreciate all that this property has to offer.





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Ground Floor:  
Entrance Hall  
Shower Room  
Double Bedroom

Lower Ground Floor:  
Sitting Room  
Sun Room  
Kitchen/Breakfast Room

First Floor:  
Landing  
Three Double Bedrooms  
Bathroom

Oil Fired Central Heating  
Double Glazing

Surrounding Garden Grounds  
Timber Summerhouse  
Paddock (extending to just under one acre)  
Garage  
Driveway





### Location

The charming rural village of Town Yetholm, located just seven miles from Kelso, boasts a vibrant and welcoming community. Residents enjoy a range of excellent local amenities, including a primary school, post office, church, hotel, garage, butcher and general store. Town Yetholm thrives with numerous societies and group activities, supported by three well-maintained and frequently used public halls. The surrounding area is a haven for outdoor enthusiasts, offering exceptional opportunities for fishing on the River Tweed and scenic walks across the Cheviot Hills.

For secondary education and a broader selection of shopping options, the nearby town of Kelso is easily accessible. With Edinburgh and Newcastle reachable within approximately an hour's drive, Town Yetholm perfectly balances peaceful countryside living with convenient access to city amenities.

### Fixtures & Fittings

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

### Services

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

### EPC

D

### Council Tax Band

E

### Viewing

Strictly by appointment with the Selling Agents

### 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



### Le Thyl, 10 Grafton Bank, Town Yetholm, Kelso, TD5 8SB

Approximate Gross Internal Area = 140.1 sq m / 1508 sq ft  
Garage = 23.0 sq m / 247 sq ft  
Total = 163.1 sq m / 1755 sq ft

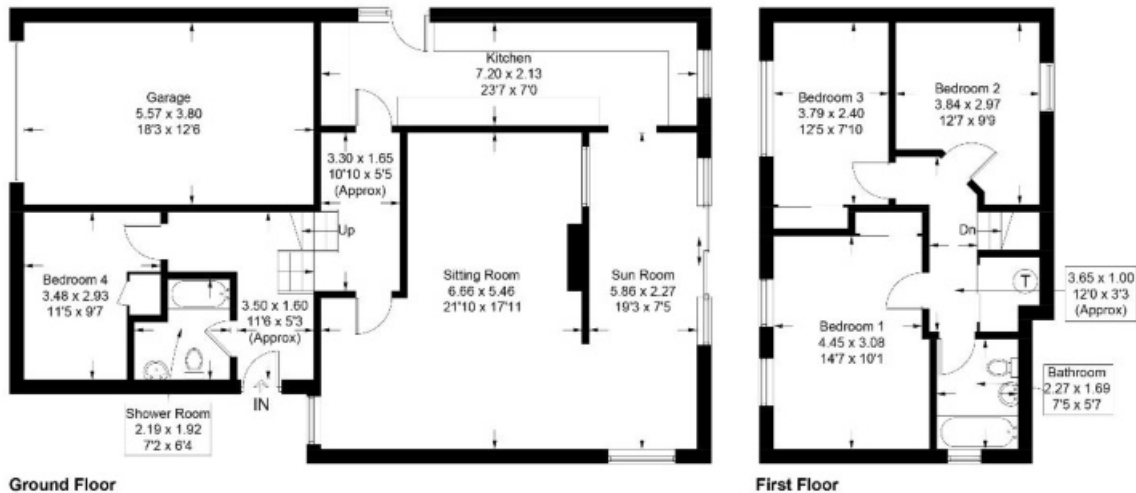


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1215216)

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.