

The Coach House

Inchdarnie

Main Street

St. Boswells

Melrose

TD6 0BB



A unique 2 bedroom south facing cottage situated in the historic Main Street of St Boswells.

Ground Floor: Hallway, Living Room, Kitchen, Bathroom

First Floor: Bedrooms one & two

Guide Price £205,000



The Coach House

This property is nestled at the entrance to Inchdarnie House on the south side of Main Street, St Boswells. It is located within close walking distance of the village facilities and St Boswells Golf Club. It has a south orientated garden and off-street parking. The size and location of this dwelling lends itself to a single person or a couple, those looking to downsize or those looking to invest in the holiday let market.





The Tour

This sandstone property is nestled at the entrance to Inchdarnie House on the south side of the residential end of Main Street, St Boswells. All principal rooms are bright and have a south orientation, the living room and bedroom one also have views towards the street to the west.

The house is entered centrally from the garden and the external entrance door has a semi-circular glazed light. The hallway gives direct access to the living room, kitchen and bathroom. Bedrooms one and two are accessed from an open stairway in the living room.

The living room, which originally would have accommodated a coach, is the heart of the cottage. It has large outward opening glazed doors connecting the internal and external spaces. There is a second window giving the room a dual aspect with views along Main Street and evening light. The living room contains the staircase to the first-floor bedrooms. It also features a glazed internal door to the entrance hallway and an electric fire.

The fitted kitchen has white units which are offset by dark grey worktops and splashbacks. The appliances are free standing and include a gas hob and oven and a washing machine.

Bedrooms one and two are both very bright. They are partially coombed and have large modern Velux rooflights and built in storage. Bedroom one also has a small feature window in the west gable. Bedroom two could be repurposed as a study.

The ground floor bathroom has an over bath shower and white sanitary ware.

This home has gas central heating. All the windows are outward opening.





Outside Space

The Coach House has both an area of hardstanding and a partially walled garden on the south side of the house, separated by a wooden fence. Currently there is parking for one car due to the position of a large greenhouse which could be removed/relocated to give more parking space. The garden is enclosed on two sides with walls making it both sheltered and more private. The garden has a lawn, a garden shed and two small trees. It also gives access to an external store complete with a historic goods hatch.



The Area

The property is only a short walk away from the amenities in the village including The Mainstreet Trading Company, Morrisons Daily, St Boswells Parish Church and St Boswells Golf Club. It has an excellent location for recreation being close to St Boswells Golf Club and the St Cuthbert's Way path along the River Tweed.

The Coach House is also in an ideal location for sustainable travel with bus stops very close by, with direct services to Kelso and Berwick Upon Tweed to the east and to Melrose, Tweedbank Train Station and Galashiels to the west. Tweedbank Train Station is located 6.5miles away and has easy parking.

What Three Words

alpha.jotting.emptyed

Room Sizes

Ground Floor		First Floor	
Living Room	5.00 x 3.15m	Bedroom One	4.03 x 3.55m
Kitchen	3.19 x 2.10m	Bedroom Two	3.68 x 2.14m
Bathroom	2.08 x 2.10m		

Council Tax Band C and EPC Rating D

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



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