

**Kelso**

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# Silverknowe Wooden Orchard Kelso

TD5 8HG

**Offers Over £465,000**



Nestled in the peaceful hamlet of Wooden Orchard, under two miles from the highly sought-after Borders town of Kelso, Silverknowe is an exceptional detached home offering generous and versatile family accommodation in a truly idyllic setting. Presented in excellent order throughout, the property boasts four spacious reception rooms, four bedrooms, three bathrooms and beautifully proportioned living spaces designed to suit modern family life. Surrounded by mature gardens and enjoying breathtaking countryside views from every window, Silverknowe perfectly blends rural tranquillity with easy access to local amenities. Externally, a detached double garage and large monoblock driveway provide ample private parking. With wonderful country walks quite literally on the doorstep and Kelso's excellent range of independent shops, cafés, restaurants and leisure facilities nearby, this is a rare opportunity to enjoy the very best of Scottish Borders living. Early viewing of this lovely property is strongly advised.



# Silverknowe Wooden Orchard Kelso

TD5 8HG

**Offers Over £465,000**

Hall  
Lounge with Balcony  
Sitting Room  
Garden Room  
Dining Kitchen  
Utility Room  
Master Bedroom with En-Suite  
Three Further Double Bedrooms  
Bathroom  
Wet Room

Oil Fired Central Heating  
Double Glazing

Garden  
Shed & Potting Shed  
Garage  
Car Port  
Drive



### Location

Wooden Orchard is a small and peaceful residential hamlet set amidst the beautiful rolling countryside of the Scottish Borders, less than two miles from the thriving market town of Kelso. Surrounded by open farmland and enjoying a wonderfully rural setting, the area is ideal for those seeking a quieter pace of life while remaining close to an excellent range of amenities. Kelso is widely regarded as one of the Borders' most desirable towns, renowned for its charming cobbled square, independent shops, cafés, restaurants, leisure facilities and strong sense of community. With the River Tweed, Floors Castle, Kelso Racecourse and an abundance of scenic walking, cycling and outdoor pursuits nearby, the area offers an enviable lifestyle combining countryside living with easy access to everything the Scottish Borders has to offer.

### Fixtures & Fittings

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

### Services

Mains water and electricity. Private drainage to a shared septic tank located outwith the property boundary. Oil fired central heating, double glazing.

### EPC

D

### Council Tax Band

G

### Viewing

Strictly by appointment with the Selling Agent.

### Entry

By mutual agreement.

### Directions

From Kelso Square, travel along Bridge Street on the A699, over the bridge and continue straight on up the hill as it turns into the B6352 and Station Road. Just before the roundabout, take the left turn onto the B6350 heading east and signposted for Cornhill and Sprouston. Continue down this road until you go underneath Kelso Bypass and take the first right signposted for Wooden, Windywalls and Easter Softlaw. Continue up this road and take the first turn on the left after the private entrance into Wooden House. Continue straight on until the end of this road and Silverknowe is the last house on the left.

What Three Words location:  
///discussed.cabbies.imprinted



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

43 The Square,  
Kelso, TD5 7HL  
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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
Tranent,	Tel 01875 611211



**Silverknowe, Wooden Orchard, Kelso**

Approximate Gross Internal Area = 202.2 sq m / 2176 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1305154)

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.