

**Kelso**

Call 01573 400 399

**Guide Price £750,000**

**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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**Clach Duin, Hardacres Farm, Near Eccles, TD10 6UN**

# Clach Duin,

Hardacres Farm, Near Eccles,  
TD10 6UN

## Accommodation Comprises:

### Main House

#### Ground floor:

- Sun Room/Reception Hall
- Spacious open-plan Kitchen, Dining and Family Room
- Sitting Room
- Rear Hall
- WC
- Utility Room with Pantry

#### First Floor:

- Landing & Balcony overlooking Sitting Room
- Master Bedroom with Dressing Room and En-Suite Bathroom
- Three Further Bedrooms
- Family Bathroom

### Annexe

#### Ground floor:

- Spacious open-plan Sitting Room, Dining area and Kitchen
- Cloakroom

#### First floor:

- Galleried Landing/Study Area
- Large Double Bedroom
- Shower Room





### Description

Clach Duin is an exceptional barn steading, beautifully converted by the current owners and completed in 2008, offering generous and versatile accommodation in an idyllic countryside setting. Combining the character of a traditional rural property with the comfort and practicality of modern living, the property enjoys a peaceful and private location while remaining within easy reach of local amenities.

Designed to maximise space and natural light, the accommodation is presented in immaculate condition throughout. Large windows frame stunning views across the surrounding countryside, filling the home with natural light and creating a bright and welcoming atmosphere.

The property comprises a spacious main residence together with a self-contained annexe, offering flexible accommodation that is ideal for multi-generational living, visiting family and friends, or those seeking independent guest accommodation. The annexe also provides an excellent opportunity for home working, offering a quiet and private space well suited to a study, studio or office setup.

Outside, beautifully maintained private garden grounds extend to the front, side and rear, providing wonderful spaces for outdoor entertaining and relaxation. A generous driveway offers ample parking and leads to a double garage, while an external cellar store provides valuable additional storage.

Clach Duin presents a rare opportunity to acquire an exceptional country home offering generous, flexible accommodation in a highly desirable rural location.

### Location

The property enjoys a picturesque and peaceful rural setting, close to the charming village of Eccles and just a short drive from the historic market town of Kelso, where you'll find an excellent selection of shops, cafés, restaurants and everyday amenities.

Widely regarded as one of the Scottish Borders' most attractive towns, Kelso sits at the confluence of the Rivers Tweed and Teviot and is centred around its elegant Flemish-style market square. The town offers an excellent range of leisure and sporting activities, including National Hunt racing, golf, fishing, curling, swimming, rugby, tennis, cricket and bowls, making it an ideal destination for both relaxation and outdoor pursuits.

Despite its tranquil countryside location, the property is well placed for exploring the wider region. Kelso is approximately 43 miles south of Edinburgh, 25 miles west of Berwick-upon-Tweed and 70 miles north of Newcastle upon Tyne. The Borders Railway, with services from Tweedbank to Edinburgh, is around a 30-minute drive away, providing convenient rail access to Scotland's capital.

### Fixtures & Fittings

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

### Services

Mains Water & Electricity  
Ground Source Heat Pump Serving Underfloor Heating to Ground & First Floor  
Double Glazing  
Private Drainage to Septic Tank

### EPC

B

### Council Tax Band

F

### Viewings

Strictly by appointment with the Selling Agent.  
To arrange an appointment to view please contact Cullen Kilshaw Kelso on 01573 400399.

### Entry

By mutual agreement

### What3Words Location

///avoid.rectangular.tripods



# Clach Duin, Hardacres Farm

Approximate Gross Internal Area = 390.9 sq m / 4208 sq ft

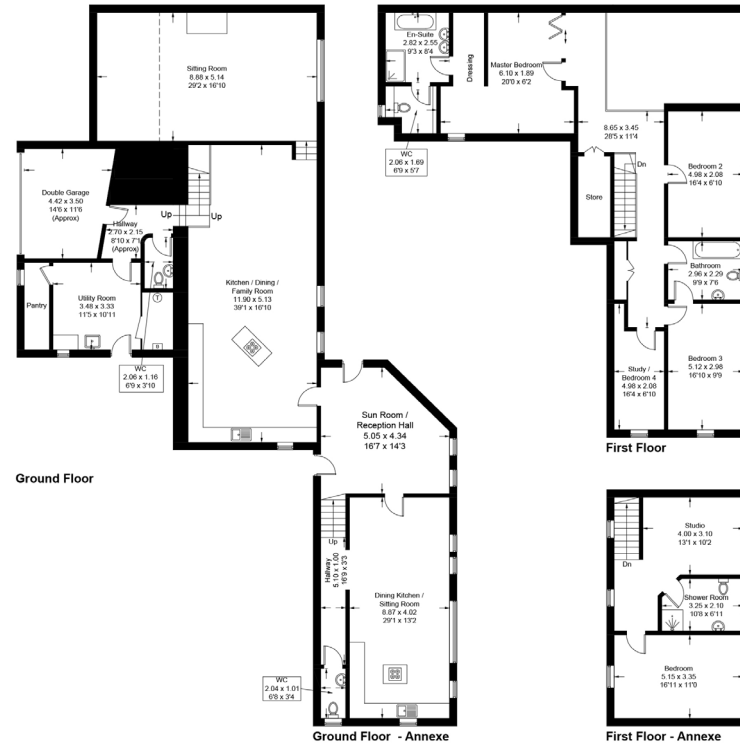


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1314366)



Interested in this property?

**Kelso**

Call 01573 400 399

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



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