

Kelso

Call 01573 400399

Guide Price £625,000



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Yetholm Hall, Town Yetholm

TD5 8RD

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Yetholm Hall is an elegant Georgian country house set in the picturesque Scottish Borders village of Town Yetholm. Dating from the early nineteenth century, the property combines timeless architectural character with the privacy and tranquillity of a beautiful rural setting. Set within mature grounds, the property boasts an exceptionally large walled garden, providing a rare and private outdoor space with potential to create a separate building plot, subject to the necessary planning consents. The Hall also benefits from a substantial basement, offering excellent scope to create additional living accommodation, leisure space or ancillary rooms. Situated at the gateway to the Cheviot Hills and the Pennine Way, and within easy reach of Kelso, Edinburgh and Newcastle, Yetholm Hall offers a rare opportunity to acquire a distinguished period home in one of the Scottish Borders' most sought-after villages. Hall Cottage, located adjacent to the property, is also available for sale, and the current owners would welcome the opportunity to sell both properties together if possible. Early viewing strongly advised.





Accommodation

GROUND FLOOR:

Vestibule
Entrance Hall
Drawing Room
Dining Room
Kitchen
Utility Room
Shower Room
Rear Hall
Walk-in Cupboard

FIRST FLOOR:

Landing
Four Double Bedrooms
Single Bedroom
WC
Bathroom

BASEMENT:

Office
Sitting Room
Kitchen
Several Storage Rooms
WC
Wine Cellar

Large Garden
Large Drive

Location

Town Yetholm is a picturesque and welcoming village nestled in the heart of the Scottish Borders, renowned for its stunning countryside, friendly community and excellent quality of life. Situated at the end of the famous Pennine Way, the village is surrounded by rolling hills and beautiful open countryside, making it a haven for walkers, cyclists and those who enjoy the outdoors. The nearby Cheviot Hills provide an abundance of scenic routes and opportunities to explore the area's outstanding natural beauty. Despite its peaceful rural setting, Town Yetholm offers a range of everyday amenities including a village shop, with Post Office, hotels/pubs, lively Church, filling station/garage, village hall and a well-regarded primary school, all contributing to its strong sense of community. The nearby market town of Kelso, just seven miles away, provides a wider selection of independent shops, supermarkets, restaurants, healthcare facilities, leisure amenities and secondary schooling. With good road links to Edinburgh, Berwick-upon-Tweed and the wider Borders, along with rail connections available from Berwick, Town Yetholm perfectly combines the charm and tranquillity of village life with convenient access to larger towns and cities, making it an ideal location for families, professionals and those seeking a peaceful countryside lifestyle.

Fixtures & Fittings

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

Services

Mains drainage, water and electricity. Oil fired central heating, mix of single glazing with shutters and secondary glazing.

EPC

F

Council Tax Band

G

Viewing

Strictly by appointment with the Selling Agent.

Entry

By mutual agreement.



Approximate Gross Internal Area = 384.0 sq m / 4133 sq ft
(Including basement)

The floor plan shows the following rooms and dimensions:

- Storage: 4.25 x 3.80 (13'1" x 11'10")
- Hall: 3.80 x 3.20 (11'10" x 10'6")
- WC: 2.20 x 1.90 (7'3" x 6'3")
- Second Kitchen: 4.40 x 4.00 (14'7" x 13'3")
- Sitting Room: 4.40 x 4.05 (14'7" x 13'3")
- Hall: 9.10 x 7.20 (29'10" x 23'7")
- Office: 5.20 x 3.80 (17'1" x 12'6")
- Storage: 5.20 x 3.80 (17'1" x 12'6")
- Vinyl: 5.20 x 3.80 (17'1" x 12'6")
- Storage: 5.20 x 3.80 (17'1" x 12'6")

A detailed floor plan of a house with the following rooms and dimensions:

- Shower Room: 3.87 x 1.56 (12'9" x 5'5")
- Utility: 2.13 x 1.86 (7'0" x 6'1")
- 3.00 x 1.05 (9'10" x 3'1")
- 6.00 x 2.15 (19'11" x 7'1")
- Kitchen: 4.45 x 2.80 (14'7" x 9'2")
- Drawing Room: 7.98 x 4.43 (26'2" x 14'6")
- Dining Room: 5.04 x 4.43 (16'6" x 14'6")
- Visible: 2.35 x 2.15 (7'8" x 7'1")

The plan also includes a staircase labeled 'Up' and a central hallway.

Second Floor

- Bedroom: 2.90 x 2.34 / 96 x 74
- Bedroom: 3.23 x 1.80 / 107 x 511
- Bedroom: 4.46 x 3.59 / 145 x 129
- Bedroom: 4.46 x 3.59 / 145 x 129
- Bedroom: 4.63 x 3.95 / 145 x 130
- Bedroom: 4.63 x 3.93 / 146 x 1211
- Landing: 5.10 x 2.15 / 169 x 71
- WC: 2.77 x 2.17 / 91 x 71

A bright, cozy room with a large wooden bookshelf filled with books on the left. A window with white shutters is open, letting in natural light. A small wooden chair sits in front of the window. To the right, a wooden chest of drawers holds a framed picture. A patterned rug covers the floor.



Interested in this property?
Kelso
Call 01573 400399

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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



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.