

Kelso

Call 01573 400399



CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM



Yew Tree Cottage Lees Stables

Kelso Road, Coldstream, TD12 4LF

Offers Over £435,000



Nestled within a peaceful setting on the outskirts of Coldstream, this impressive and characterful Category B Listed building, dating back to circa 1770 and thoughtfully converted into a substantial detached home in the mid-1990s, offers a rare opportunity to acquire an exceptional property, along with approximately half an acre of beautifully landscaped garden grounds, providing a wonderful sense of privacy, tranquillity and space. Combining historic charm with generously proportioned accommodation, this unique home offers a wonderful blend of character, versatility and appeal, while remaining conveniently placed for the local amenities of Coldstream. The accommodation comprises an entrance hall leading to a particularly spacious sitting/dining room, where a multifuel stove creates an attractive focal point, a kitchen featuring a traditional Raeburn, a generously sized ground-floor bedroom with en-suite bathroom and a separate WC. The upper floor provides four further double bedrooms and a shower room, offering excellent flexibility for family living and visiting guests. A particular highlight is the extensive garden grounds, which have been thoughtfully landscaped by the current owners to create an attractive and secluded outdoor setting. Extending to approximately 0.5 acres, the grounds feature a generous lawn, established fruit trees, flower beds and two ponds, together with a greenhouse, summerhouse, log store and an old well, all adding to the property's charm and appeal. A detached timber garage provides useful additional storage, while a shared courtyard lies to the front of the property, offering ample parking. Viewing is highly recommended to fully appreciate the property's historic character, spacious accommodation and beautifully landscaped garden grounds.



Yew Tree Cottage Lees Stables

Kelso Road, Coldstream, TD12 4LF

Offers Over £435,000

Ground Floor:
Entrance Hall
Sitting Room/Dining Room
Kitchen
Rear Hall
WC
Bedroom with En-Suite Bathroom

First Floor:
Landing
Master Bedroom with Fitted Wardrobes
Three Further Bedrooms
Shower Room

Gas Central Heating
Multifuel Stove
Solar Panels
Double Glazing

Garden Grounds Extending to Approx. 0.5 acres
Detached Garage
Summerhouse
Large Log Store
Shared Courtyard with Parking



Location

Coldstream is a charming town situated on the River Tweed, which forms a natural boundary between Scotland and England, surrounded by some of the most stunning scenery in the Borders. It is a town that offers all modern services and amenities, coupled with a strong sense of community. Centrally located between Kelso, Duns, and Berwick, Coldstream benefits from regular train services from Berwick Train Station to both Edinburgh and Newcastle, each less than one hour away. The town is also home to a fantastic range of recreational facilities, including the historic Hirsell Estate, which offers beautiful parkland and woodland walks. Additionally, the area is ideal for outdoor enthusiasts with opportunities for fishing, tennis, bowling, horse riding, football, hill walking and a variety of local restaurants and pubs.

Fixtures & Fittings

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

Services

Mains Drainage, Water, Gas and Electricity.
Double Glazing. Gas Central Heating.

EPC

D

Council Tax Band

E

Viewing

By appointment with the Selling Agent

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
Tranent,	Tel 01875 611211



Yew Tree Cottage, Lees Stables, Kelso Road, Coldstream, TD12 4LF

Approximate Gross Internal Area = 187.0 sq m / 2013 sq ft

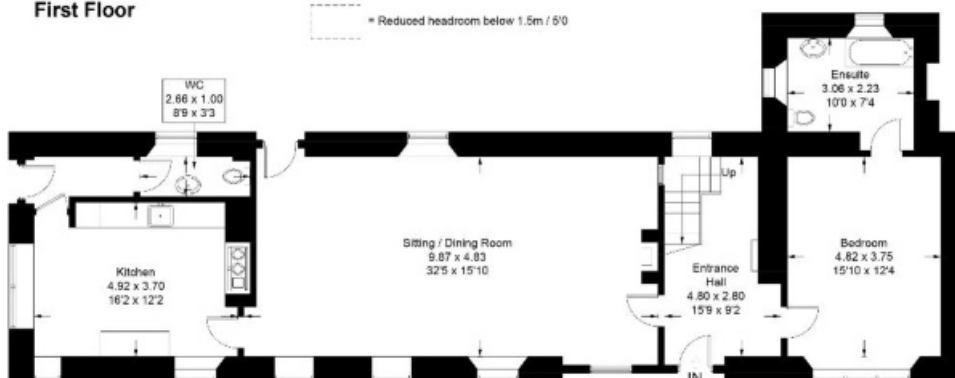
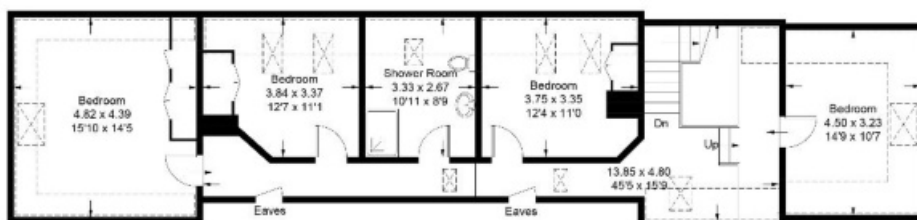


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1343205)

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.