



JAMES AGENT

ESTATE AGENTS & PROPERTY CONSULTANTS



01896 808 777



enquiries@jamesagent.co.uk



www.jamesagent.co.uk



Southfield , Kelso, TD5 8JW

Offers over £365,000



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Southfield

Kelso, TD5 8JW

- Detached Victorian Former Gamekeeper's House
- Outstanding Views
- Only a Mile from Kelso
- Gravel Driveway Parking
- Excellent Local Schooling
- Around 2 Acres of Mature Garden and Woodland
- Excellent Privacy
- Workshop
- Double and Triple Glazing
- Full Fibre Broadband to Premises

CLOSING DATE SET - WEDNESDAY 16TH MARCH AT 12 NOON

We are delighted to offer this handsome detached Victorian former Gamekeeper's house set in around 2 acres of mature gardens and wooded enclosure. Just a mile from the popular town of Kelso and formerly part of the Springwood Estate, the house dates from 1874 and previously hosted a market garden in the grounds.

The house has been improved and refurbished by the current owners, including new underfloor insulation, a new boiler and triple glazed Velux windows, with the main roof being reslated in 2021.

The adjoining double height workshop offers the opportunity to create additional accommodation, subject to appropriate permissions. The size of the plot, coupled with the accessibility of this property gives great potential for business use.

Accommodation:

Entrance porch, Vestibule, Sitting Room, Dining Room, Dining Kitchen, Utility Room, Conservatory, 3 Bedrooms, Family Bathroom, Shower Room.

Workshop, Greenhouse, Summerhouse, Shed

Extensive mature gardens and adjoining woodland enclosure.

Large Gravel Driveway accessed through wrought iron gates.



Offers over £365,000



Internally

The property has been well maintained and improved by the current owners and is in excellent decorative order throughout. Both the Sitting Room and Dining Room are well proportioned, dual aspect rooms, with the Sitting Room benefitting from a gas coal-effect fire, and the Dining Room a Victorian cast-iron fireplace with tiled hearth.

Kitchen

The spacious, dual-aspect kitchen has ample space for a dining table and chairs and offers excellent views over the garden and the countryside beyond. There is ample storage with a range of wall and base units with tiled splashbacks, and integrated appliances include an electric double oven, gas hob with stainless steel extractor fan, dishwasher, fridge and stainless steel sink. The adjoining generous utility room has a stainless steel sink and under counter space for a washing machine and tumble dryer.

Bedrooms

There are two generous double bedrooms to the front of the property, both with built-in wardrobes and triple glazed Velux windows offering outstanding views over the Tweed Valley, with a third bedroom to the rear.

Bathrooms

Both the family bathroom and shower room have been recently refitted and boast a walk-in shower, basin with vanity unit and wc.



Externally

Southfield benefits from extensive and very private mature gardens, primarily laid to lawn, with a wide range of specimen trees and shrubs including apple, pear, plum, medlar and hazelnut, as well as a further area planted with strawberries, blackcurrants, gooseberries and rhubarb. There is an attractive pond with a wooden bridge across to a small island.

Adjoining the formal garden is a large enclosure of around an acre containing mature trees, which would offer an excellent sustainable fuel source should an incoming purchaser choose to install a wood-burning stove.

Outbuildings

There is a workshop offering excellent development potential, subject to appropriate permissions. There is a greenhouse with a grapevine, summerhouse and useful storage shed.

Location

Southfield lies around a mile from Kelso. This historic market town lies at the confluence of the River Tweed and Ettrick Water, and is one of the most popular towns in the Scottish Borders. The town boasts a range of amenities including hotels, bars and restaurants, specialist shops and supermarkets. Schooling is available locally including the recently built Kelso High School. Local attractions include the 12th Century Kelso Abbey, Kelso Racecourse, and Floors Castle, the seat of the Duke of Roxburghe. The nearby Schloss Roxburghe Hotel boasts a highly regarded championship golf course, while excellent fishing and other country pursuits are available locally.

Fixtures & Fittings

All fitted floor coverings and integrated appliances are included in the sale.

Services

Mains Gas, Water and Electricity. Drainage to Septic Tank. Double and Triple Glazing. Full Fibre Broadband to Premises.

Council Tax

Council Tax Band E

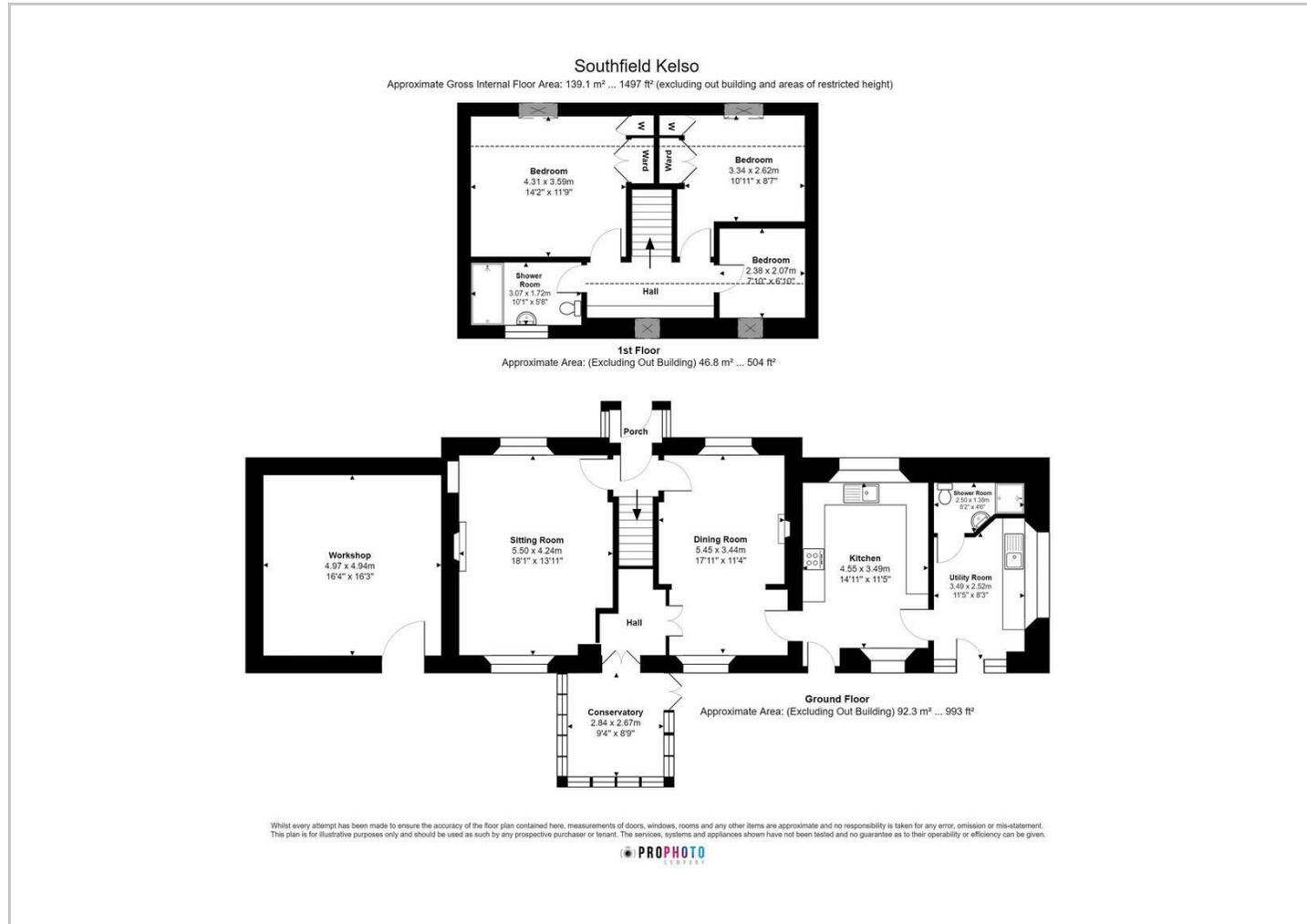
Viewings

Strictly by appointment via James Agent.





Floor Plans



Viewing

Please contact our us on 01896 808 777 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

1 The Wynd Buccleuch Street, Melrose, Roxburghshire, TD6 9LD

Boundary Plan



Energy Performance Graph

