

Galbraith



THE BARN, BROWNRIGG
KELSO, SCOTTISH BORDERS



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Contemporary energy efficient living at its best.

Kelso 7.5 miles ■ Jedburgh 5 miles ■ Edinburgh 48.5 miles

- Open plan bespoke living room/dining room/kitchen, 3-4 bedrooms.
- Solar PV, air source heat pump and triple glazed.
- Log burning stove.
- Spacious and incredibly bright accommodation.
- Amazing southerly outlook.
- Wrap around garden with ample parking.



Galbraith

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A member of
OnTheMarket



SITUATION

The Barn at Brownrigg sits in a pretty rural hamlet enjoying a beautiful southerly aspect. The St Cuthbert's Way is accessed from a gate from the garden with beautiful walks in either direction..

The Barn is set amidst scenic Borders countryside between Kelso and Jedburgh. It is situated approximately 4.5 miles from Heiton and the Roxburghe Schloss Hotel and championship golf course.

Arguably the most attractive of the Borders towns, Kelso is set in an area of great scenic beauty and is noted particularly for its fine Market Square and for the remains of one of the great Border Abbeys. The town sits at the confluence of the River Tweed and the River Teviot. Kelso provides a good shopping centre together with an excellent range of social and sporting facilities including golf, bowls, tennis, swimming, curling, National Hunt racing and fishing. There is a new high school in the town together with two primary schools.

Kelso has good road links with the other principal towns in the Borders and there is a main line railway station at Berwick upon Tweed (29 miles) and the Borders Railway between Galashiels and Edinburgh at Tweedbank (16 miles).

DESCRIPTION

The Barn is a stunning Eco House with bespoke workmanship throughout and the house offers fantastic bright, economical living.

Spacious open plan living/kitchen/dining room with log burning stove, range cooker and timber flooring. Island unit with double sink and drainer and cupboard space. Spectacular south facing views through the well positioned triple glazed ceiling to floor windows. French doors lead a good sized decking area and the garden with views over surrounding farmland. The bespoke joiner built kitchen provides generous work space and storage.

Solar PV on the roof and Air Source Heat Pump, provide all hot water and heating requirements.

ACCOMMODATION

Ground Floor:

Entrance hall (with built in storage and electronically controlled Velux windows), open plan living/kitchen/dining room (with log burning stove and timber flooring), utility room, bedroom 3/ snug/office (with double doors to garden), bedroom 4/office, bathroom (with WC, basin and bath with shower above)



First Floor:

Bright staircase leads to galleried landing, bedroom 1 with Juliet balcony, bedroom 2, shower room (with double shower cubicle, wash hand basin and WC)

GARDEN AND GROUNDS

The Barn is set in wrap-around gardens laid mainly to grass and flower beds. There is a good sized south facing decking area.

Driveway with parking for several cars, garden store/log store.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Tenure	Water	Electricity	Drainage	Heating	Council Tax	EPC
Freehold	Private	Mains	Private	Air source pump. Under floor heating in bathrooms.	Band F	B81

DIRECTIONS

To find this property location to within 3 metres, download and use What3Words via the enclosed link w3w.co/clipboard/yourself/giggle

POST CODE

TD5 8LJ

VIEWINGS

Strictly by appointment with the selling agents.

FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars.

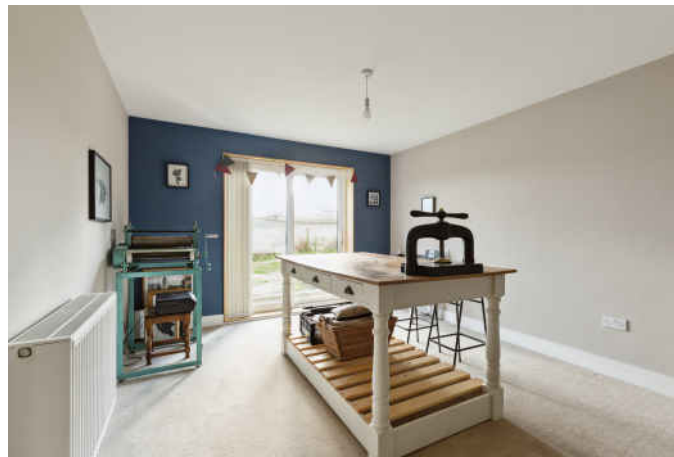
SOLICITORS

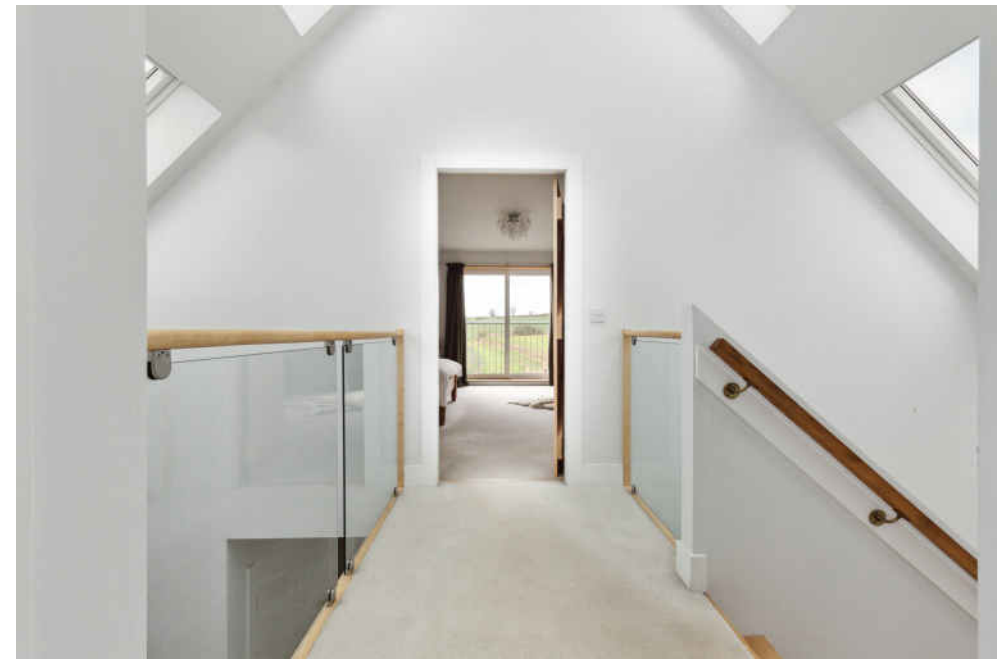
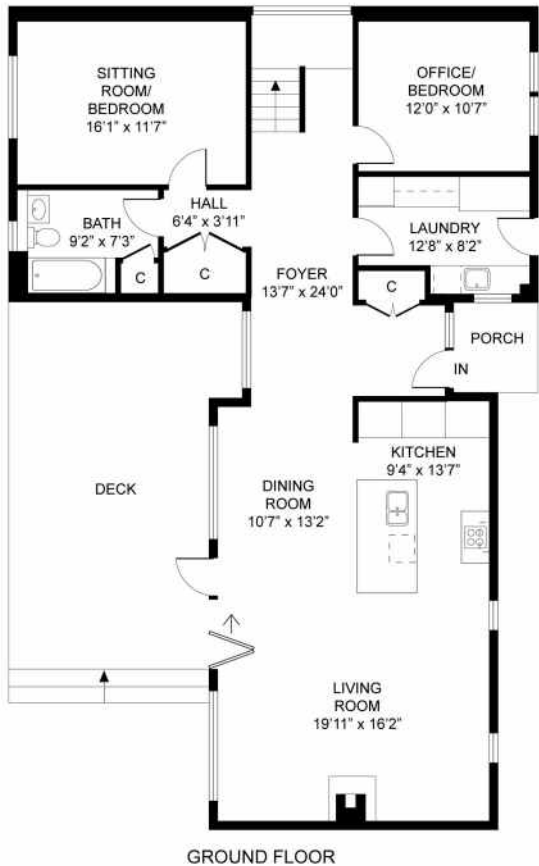
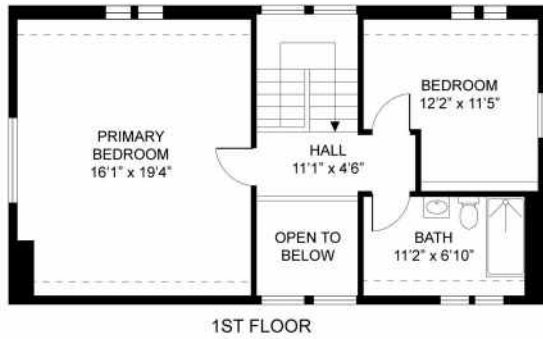
Leyshon WS, 11/5 Horsemarket Business Centre, Horsemarket, Kelso, TD5 7HE.

2017 ANTI MONEY LAUNDERING REGULATIONS

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified

Failure to provide required identification may result in an offer not being considered.

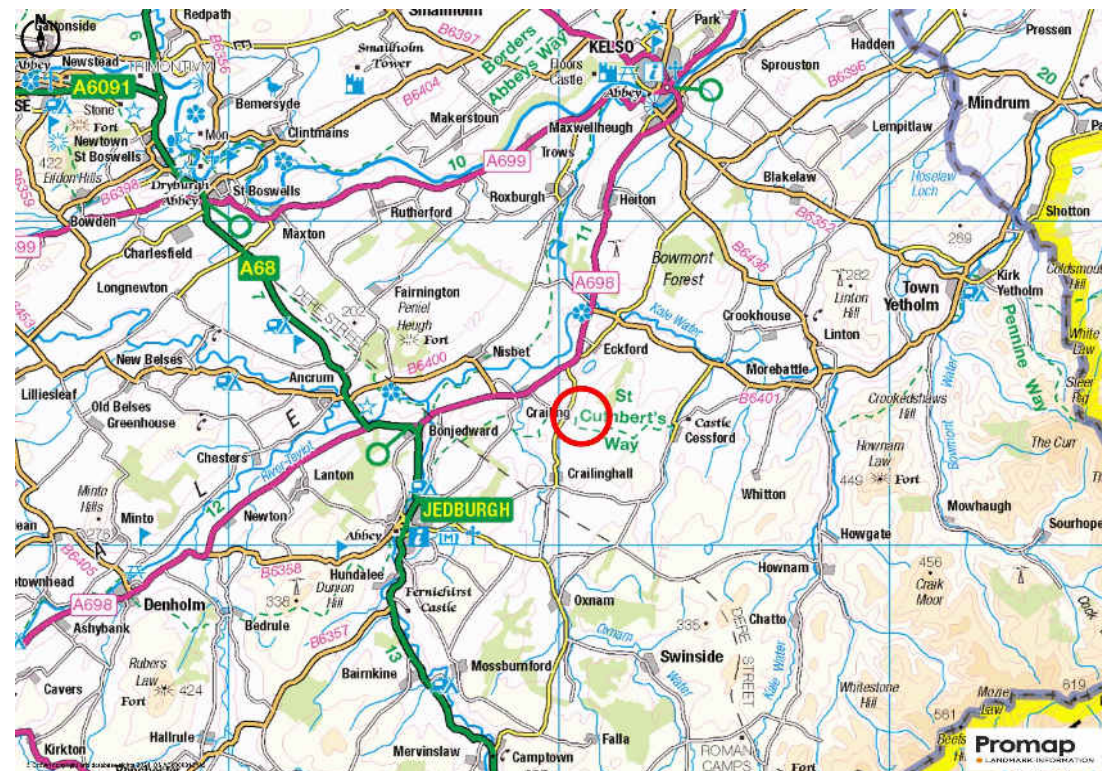
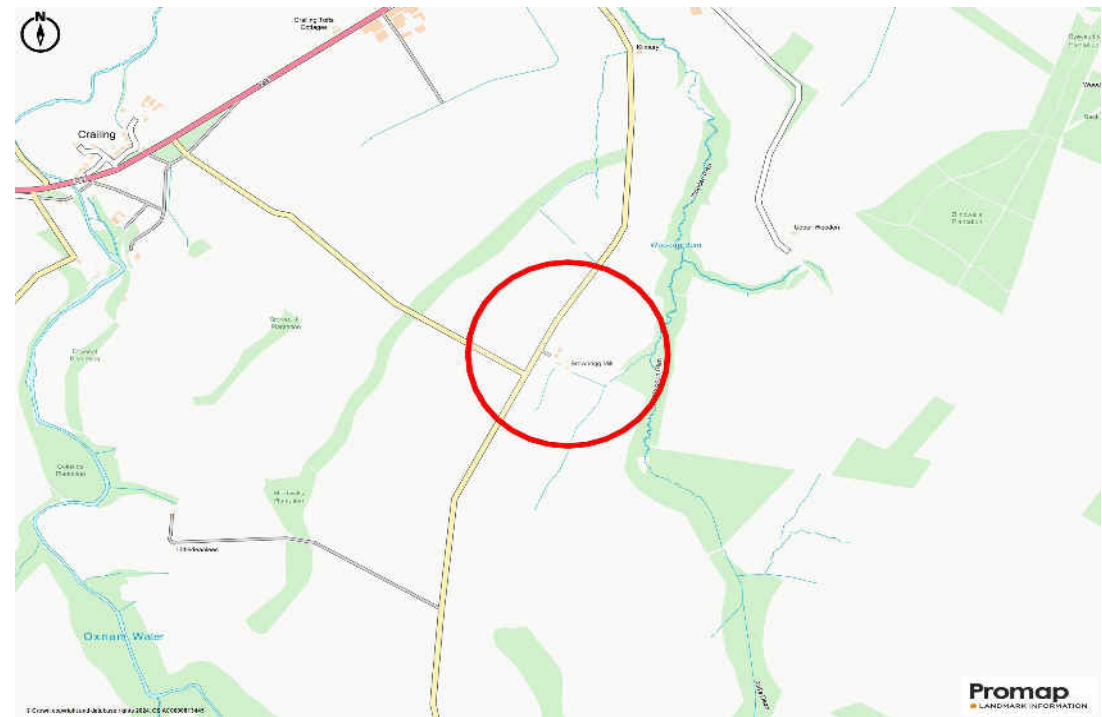




IMPORTANT NOTES

1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. **2** Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. **3** These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. **4** Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. **5** Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. **6** Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. **7.** In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. **8.** Photographs taken in February 2024.

GROSS INTERNAL AREA
 FLOOR 1: 1397 sq. ft, 130 m², FLOOR 2: 606 sq. ft, 56 m²
 EXCLUDED AREAS: DECK - 392 sq. ft, 36 m² / PORCH - 44 sq. ft, 4 m²
 REDUCED HEADROOM BELOW 1.5M: 57 sq. ft, 5 m²





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