

Galbraith

CRAGSIDE, HUME
KELSO, SCOTTISH BORDERS





CRAGSIDE, HUME KELSO, SCOTTISH BORDERS

Amazing lifestyle opportunity in the heart of the Borders.

Kelso 6 miles ■ Berwick upon Tweed 23 miles ■ Edinburgh 42 miles

About 1.98 hectares (4.89 acres) in total.

- 1 reception room, 3 bedrooms.
- Lying on the edge of the historic hamlet of Hume.
- Stunning location with southerly outlook.
- Useful range of farm outbuildings.
- Grazing land within three separate paddocks.
- AVAILABLE AS A WHOLE OR IN 2 LOTS.

Galbraith

Scottish Borders
01573 224 244
kelso@galbraithgroup.com

A member of
OnTheMarket



SITUATION

Cragside is situated on the western edge of Hume, approximately 6 miles north of Kelso and 9 miles south west of Duns. Kelso is one of the most attractive and unspoilt towns in the Borders and offers good educational and sporting facilities as well as a vast array of independent shopping opportunities. The area offers plenty of outdoor pursuits, including walking, cycling as well as fishing on the Tweed and Teviot. Added to the enviable quality of life, this area is easily accessible with good road links to Edinburgh and Newcastle upon Tyne as well as the mainline east coast railway station at Berwick upon Tweed. The Borders railway line from Edinburgh terminates at Tweedbank, Galashiels, which is 17 miles away.

DESCRIPTION

Cragside is a lifestyle property amounting to approximately 4.89 acres of grassland, a three bedroomed cottage which has been newly redecorated and a good range of compact farm buildings. A new central heating boiler has been recently fitted.

Cragside presents an amazing equestrian opportunity or a small lifestyle farming operation.

ACCOMMODATION

Entrance hall, sitting room, kitchen, utility, 3 bedrooms, shower room. External boiler room and store.

GARDEN AND LAND

There is a good sized yard adjacent to the cottage and a garden and two paddocks to the front. The boundaries to the land at Cragside are all stock proof.

The land is divided into three separate paddocks. Two paddocks lie to the front of the cottage amounting to approximately 0.89 acres with the largest block being approximately 4 acres and situated across the public track. (Bow Butts), adjacent to Hume Castle.

OUTBUILDINGS

Dutch Barn 1: Metal frame and brick built. Corrugated iron roofing and cladding. Hard core floor.

Dutch Barn 2: Steel and corrugated iron roofing and cladding. Open fronted and hard core floor.

Brick byre. Stable area with feeding/tack room.

AVAILABLE AS A WHOLE OR IN 2 LOTS.

Lot 1:

3 bedroom cottage, yard, garden, 2 paddocks to the front and outbuilding.

Lot 2:

Paddock of about 4 acres.



SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Tenure	Water	Electricity	Drainage	Heating	Council Tax	EPC
Freehold	Mains	Mains	Private	Oil	Band C	D59

DIRECTIONS

From Kelso take the B6364 through Stichill to Hume. At the top of the hill take the left turn through Hume, passing Hume Castle on the left. Cragside is on the left hand side as you leave the settlement. To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: vital.crouches.unicorns

POST CODE

TD5 7TR

VIEWINGS

Strictly by appointment with the selling agents.

FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars.

SOLICITORS

Leyshon WS, Horsemarket, Kelso, TD5 7HE.

NB:

The paddocks are subject to a development clawback security.

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 October 2024.





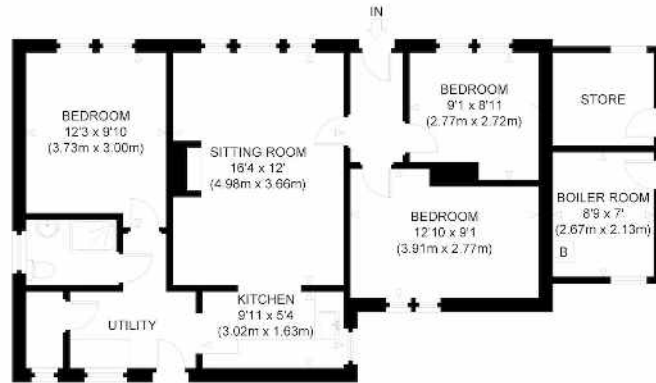
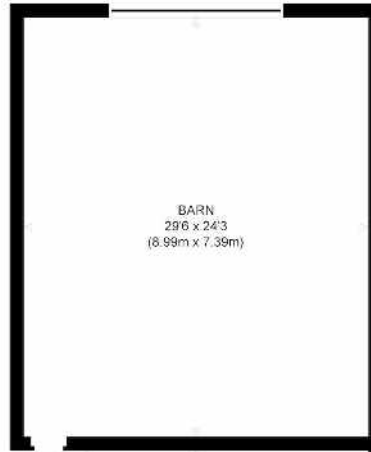
CRAGSIDE

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 860 SQ FT / 79.9 SQ M
EXTERNAL OUTBUILDING FLOOR AREA 2521 SQ FT / 234.2 SQ M
TOTAL COMBINED FLOOR AREA 3381 SQ FT / 314.1 SQ M

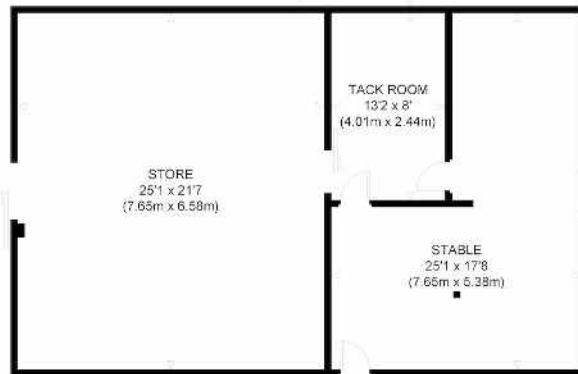
All measurements and fixtures including doors and windows are approximate and should be independently verified.

Copyright © exposure

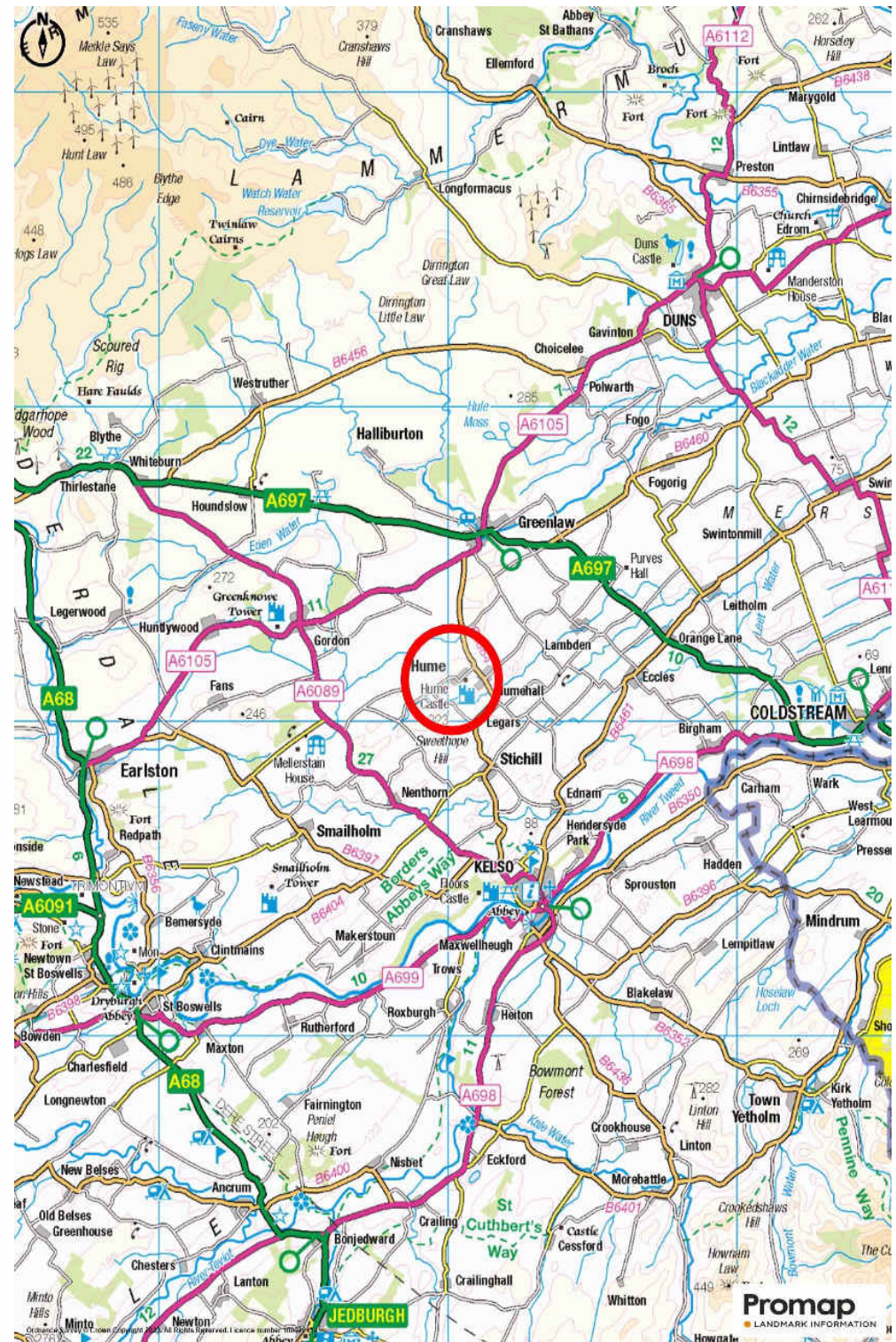
www.photographyandfloorplans.co.uk



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 860 SQ FT / 79.9 SQ M



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 2521 SQ FT / 234.2 SQ M





0m 15m 30m 45m

Ordnance Survey © Crown Copyright 2023. All Rights Reserved. Licence number 100022432

Promap
LANDMARK INFORMATION

