

**Galbraith**



**THE GREEN, KIRK YETHOLM**  
KELSO, SCOTTISH BORDERS



# THE GREEN, KIRK YETHOLM KELSO, SCOTTISH BORDERS

Impressive family home with additional annex and garage.

Kelso 7 miles ■ Berwick upon Tweed 22 miles

■ Tweedbank/Borders Railway 24 miles ■ Edinburgh 52 miles

- 3/4 reception rooms, 6/7 bedrooms, sun room, 3 bathrooms.
- Spacious family home.
- Traditional features throughout.
- Approximate gross internal floor area 241sqm
- Kirk Yetholm is a popular conservation village in the foothills of the Cheviots.
- Extensive gardens, affording a good degree of privacy.

**Galbraith**

Scottish Borders

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A member of

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## SITUATION

The Green is located in the heart of Kirk Yetholm's village with views over the village green towards Staerough Hill and the start/end of the Pennine Way.

Yetholm is a charming and well-kept conservation village which lies in the Bowmont Valley amidst beautiful scenery at the foot of the Cheviots. In former times the village close to the English Border, was famous for smuggling and as a home of the Yetholm Gypsies.

Yetholm has good local amenities including pubs, post office, general store, butcher, garage & primary school. A wider range of amenities is available in nearby Kelso which offers local shops, supermarkets as well as a variety of recreational and sporting facilities and modern High School and two primary schools.

## DESCRIPTION

The Green is a traditional mid-terraced home comprising a choice of public rooms, generously proportioned bedrooms and an extensive private garden with beautiful countryside views. Built approx. 1780 and extended at a later date, the property offers a wonderful family home with a self-contained annex, which the current owner has utilised as a successful holiday let.

Upon entering through the front door into the Victorian tiled vestibule you are welcomed into a bright and spacious hallway providing access to all reception rooms on the ground floor, each of which contains an open fire or stove, adding a layer of warmth and comfort. The dining kitchen features an Esse stove and has access to the adjoining sun room providing an abundance of natural light for a comfortable living area. Off the kitchen there is a rear hallway, modern shower room, utility room and back door leading to the rear garden. At first floor level there are 6 bedrooms, shower room and family bathroom.

## ACCOMMODATION

Ground Floor:

Entrance vestibule, hallway, study/bedroom 7, dining room, sitting room, snug, sun room, dining kitchen, utility room, boiler room and shower room.

First Floor:

Landing, 6 bedrooms, shower room and family bathroom.

Annex/The Pigeon Loft:

The Pigeon Loft is an attractive self contained annex, which comprises: entrance hallway and utility room with internal door to the garage/workshop. Staircase leading to the first floor living room/bedroom/kitchen area together with a modern shower room off. The annex could be used to accommodate family members or visitors and has been successfully run as a holiday cottage.



## SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Tenure	Water	Electricity	Drainage	Heating	Council Tax	EPC	Broadband
Freehold	Mains	Mains	Mains	Oil Central Heating	Band E	F24	Available

\*An indication of specific speeds and supply or coverage potential can be found at <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

## GARDEN AND GARAGE

The generous rear garden is an impressive feature of The Green. This superb mature, landscaped garden offers a good degree of privacy with beautiful views to the surrounding countryside, Patio seating area and two feature ponds.

Integral garage/workshop with kitchen and sink area off.

## DIRECTIONS

From Kelso take the B6352 to Yetholm. On entering the village follow the road round to the right before turning left and heading over the Bowmont Water to Kirk Yetholm. Continue through Kirk Yetholm to the village green and The Green lies on the far side of the green with a south easterly aspect to the front.

## WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words via the enclosed link [w3w.co/stands.suave.remodels](https://w3w.co/stands.suave.remodels)

## POST CODE

TD5 8PQ

## VIEWINGS

Strictly by appointment with the selling agents.

## FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars.

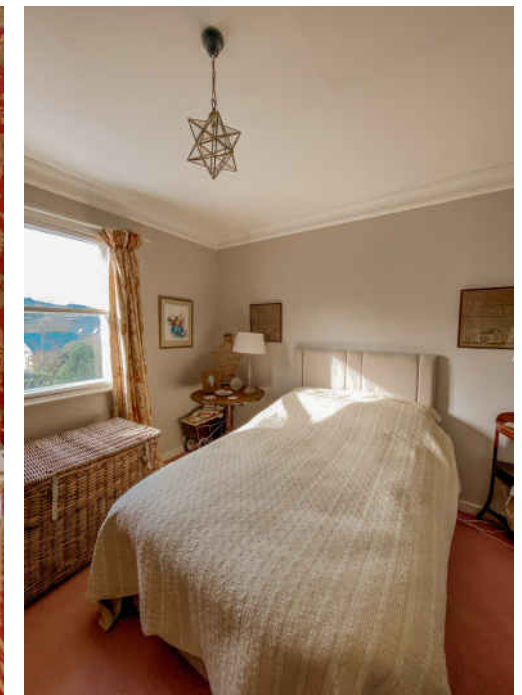
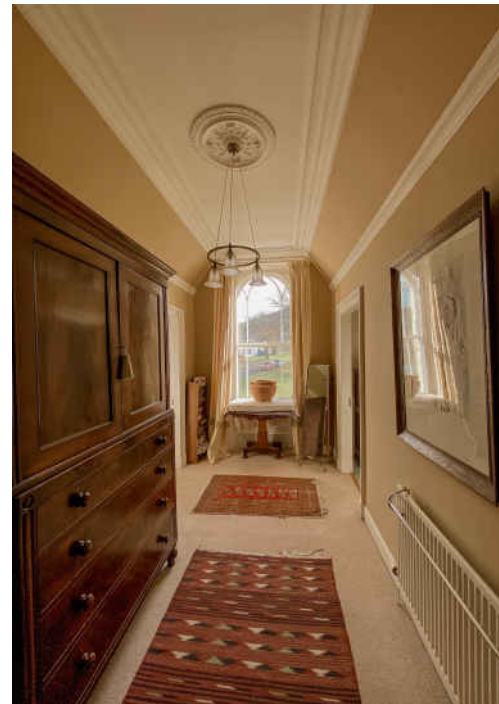
## SOLICITORS

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

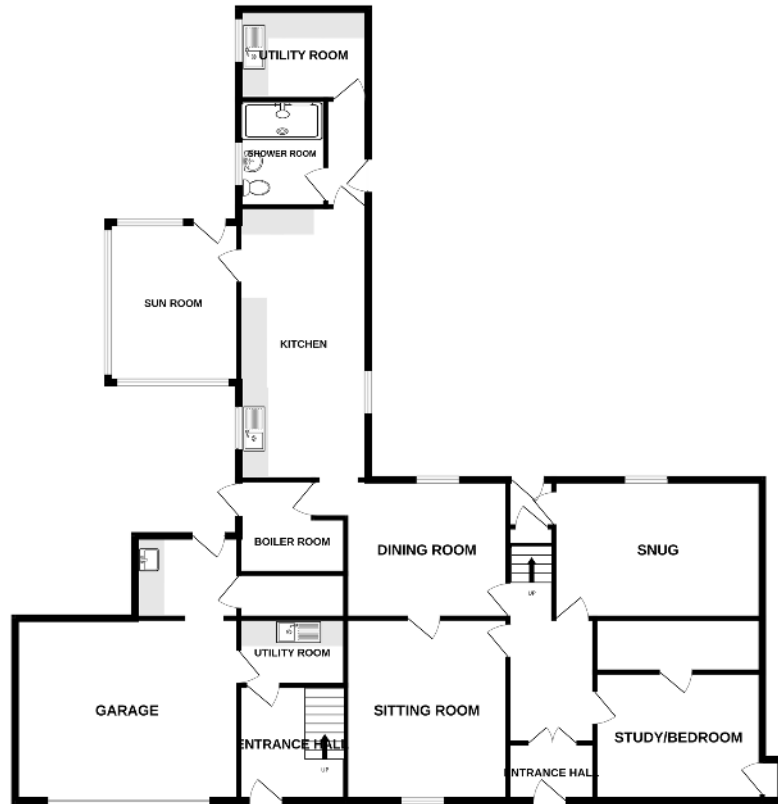
## 2017 ANTI MONEY LAUNDERING REGULATIONS

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

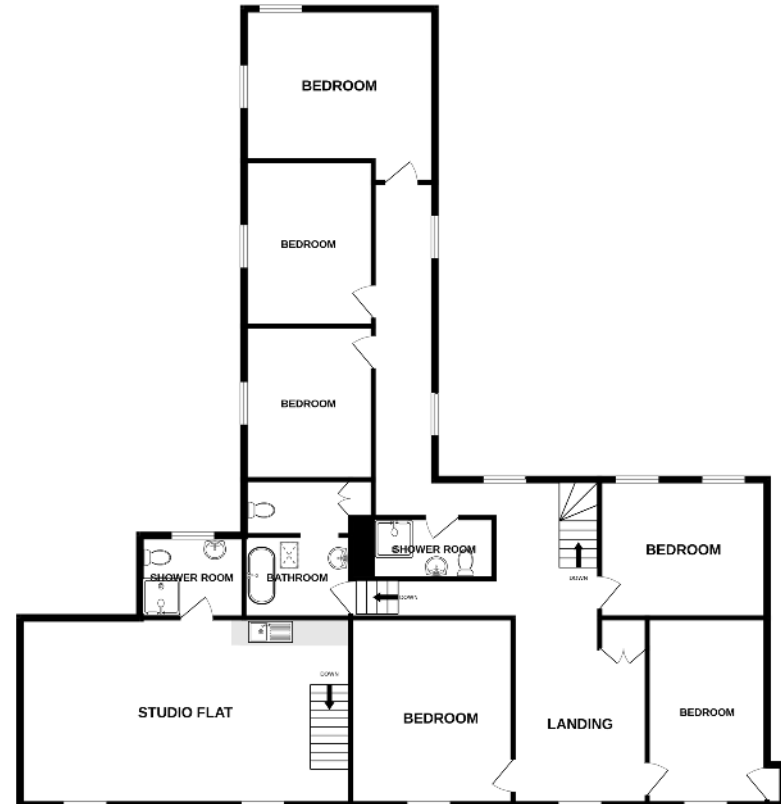
Failure to provide required identification may result in an offer not being considered.



GROUND FLOOR



1ST FLOOR



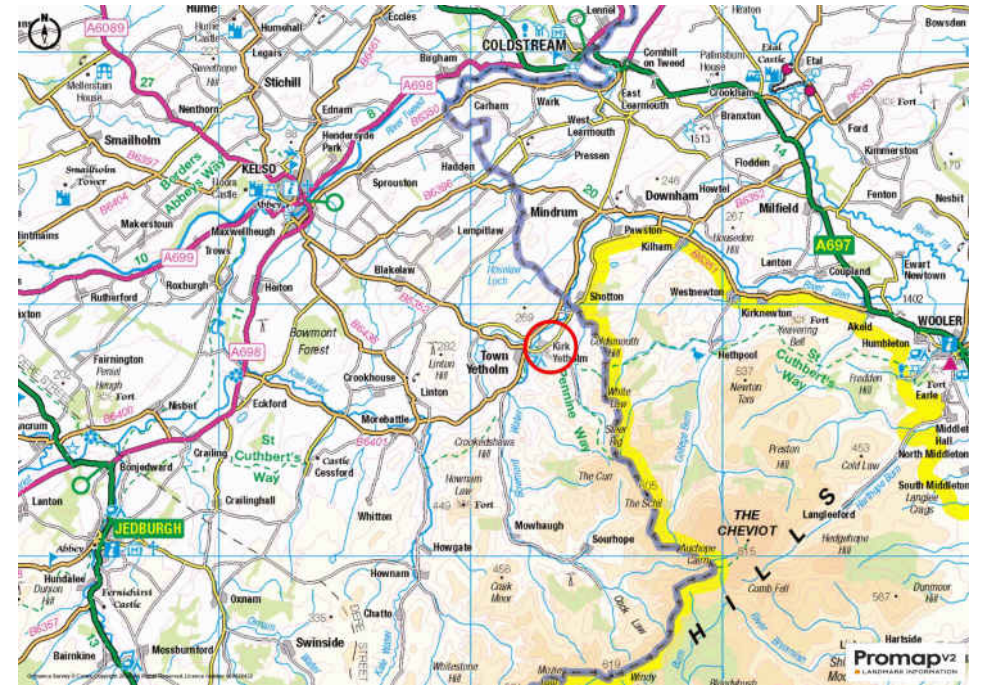
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**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 November 2024.









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