

Ingleside Cottage



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Morebottle, TD5 8QQ



2 bed



2 public



1 bath



A Charming Traditional Family Home, Set In An Idyllic Village Location With Fantastic South Facing Rear Garden And Outlooks Over The Surrounding Countryside.

Entrance Porch, Entrance Hall, Lounge, Dining Kitchen, Rear Porch/Utility, Two Bedrooms And Family Bathroom. Low Maintenance Front Garden With Enclosed Rear Garden.



A charming cottage situated within the popular village of Morebattle, Ingleside Cottage is positioned in an ideal spot to take full advantage of a glorious countryside setting and a welcoming community feel. Morebattle is a firm favourite with families and retirees alike. The accommodation is spacious and well proportioned throughout comprising a cosy lounge with multi fuel stove and patio doors allowing direct access to the garden, dining kitchen, two double bedrooms; one of which benefits from three built in storage cupboards and a spacious bathroom. Externally, a neat low maintenance garden lies to the front with a generous private garden to the rear which is a real delight with open countryside beyond.

LOCATION

Morebattle is a popular village in the foothills of the Cheviots lying four miles from Yetholm and eight miles from Kelso. The village includes a primary school and local facilities include store, butchers, post office, hotel/village pub and village hall. Secondary schooling and shopping is available at Kelso one of the most attractive and unspoiled towns in the Borders, with good educational and sporting facilities and many quality shops. Activities available locally include hill walking, fishing and golf at the championship standard course at the Roxburgh. Secondary education and main shopping facilities are available in Kelso, some 8 miles distant. The Borders rail connection to Edinburgh is available from Tweedbank which is 21 miles distant while the main east coast station at Berwick is around a 25 miles distant with regular connections to Edinburgh, Newcastle and London.

HIGHLIGHTS

- Situated in Well-Established and Popular Residential Area • Nicely Landscaped Rear Garden in Peaceful Setting with Spectacular Views • Two Spacious Double Bedrooms • Open Outlooks To The Rear • Ideal as either a Main Residence or Second Home

ACCOMMODATION

With a welcoming garden frontage; the property benefits from useful porch opening into the hallway, with both public rooms positioned to the front. The lounge is well proportioned with an abundance of natural light thanks to the dual aspect windows; commanding an outlook to the front and rear with patio doors allowing direct access to the paved patio area and garden beyond. This room has a lovely cosy feel with great cottage charm thanks to the multi fuel stove and with the added benefit of a large under stairs cupboard providing additional storage. To the other side of the hall, the dining kitchen extends the full length of the property. The kitchen itself is fitted with an excellent range of wall and base units with



ample worktop space and tiled splashback while there is space for dining table and chairs to one end.

Upstairs on the half landing lies the rear porch/utility area, a useful practical element, ideal for muddy boots and further kitchen appliances with direct garden access. The staircase continues to the first floor which boasts two bedrooms and the family bathroom. Both bedrooms are large double rooms; both enjoying a lovely aspect to the front with ample space for free standing furniture while one of the bedrooms benefits from three built in cupboards. Centrally located, is the generous family bathroom; fitted with a four piece suite.

EXTERNAL

With uninterrupted views over the surrounding countryside, the fully enclosed south facing rear garden is very sheltered and absolutely delightful. The garden is accessed from both the rear porch/utility and the lounge; a secluded suntrap patio area provides the perfect spot for alfresco dining with steps leading to the main section of garden, mainly laid to lawn with planted herbaceous borders. To the front, there is a low maintenance garden.

SERVICES, COUNCIL TAX AND ENERGY EFFICIENCY

Mains electricity, water and drainage. Full LPG fired central heating. Council Tax Band C and Energy Efficiency Band F

VIEWING & HOME REPORT

A virtual tour is available on Hastings Legal web and YouTube channel - please view this before booking a viewing in person. The Home Report can be downloaded from our website www.hastingslegal.co.uk or requested by email enq@hastingslegal.co.uk

Alternatively or to register your interest or request further information, call 01573 225999 - lines open 7 days a week including evenings, weekends and public holidays.

PRICE AND MARKETING POLICY

Offers Over £189,000 are invited and should be submitted to the Selling Agents, Hastings Property Shop, 28 The Square, Kelso, TD5 7HH, 01573 225999, Fax 01573 229888 Email - Enq@hastingslegal.co.uk. The seller reserves the right to sell at any time and interested parties will be expected to provide the Selling Agents with advice on the source of funds with suitable confirmation of their ability to finance the purchase. Whilst these particulars have been carefully prepared, no guarantee is given as to their accuracy and they shall not form part of any contract to follow hereon.