

2 Hadden Farm Cottages

Kelso, TD5 8HU

A Great Opportunity to Purchase A Three-bed Cottage With Stunning Countryside Views.

For Sale • Offers Over £185,000

Edwin
Thompson







BRIEF RESUME

- 3 Bed Terraced Cottage
- Stunning Views
- Popular Rural Location
- 10 Minute Drive to Kelso
- Large Private Gardens

GENERAL DESCRIPTION

2 Hadden Farm Cottages is a charming three-bedroom terraced cottage with stunning views over the surrounding countryside.

There are generous private front and rear gardens, with parking for two cars, and accessed via a shared driveway. The property is surrounded by picturesque fields and hills, offering an idyllic setting for family living or a peaceful retreat.

LOCATION

Situated on the outskirts of Kelso, 2 Hadden Farm Cottages enjoys a quiet location while still being conveniently accessible to nearby towns. The property is part of a terrace of cottages at Hadden Farm near Sprouston.

Kelso a vibrant market town known for its cobbled streets and historic charm, is just a short drive away. And provides access to a variety of shops, schools, restaurants, leisure facilities and essential services, such as supermarkets, pharmacies and medical providers.

The surrounding area includes other notable towns and villages such as Jedburgh, Melrose, and St. Boswells, each within a 20-30 minute drive. These locations offer additional amenities, including hospitals, boutique shops, and cultural attractions. For outdoor enthusiasts, the area is rich with walking trails, cycling routes, and opportunities to explore the Borders countryside.

For commuters, Kelso provides reasonable access to larger towns such as Galashiels and Berwick-upon-Tweed, offering railway stations with links to Edinburgh, Newcastle, and beyond, making the property ideal for those balancing rural living with city-based work. By car, Edinburgh can be reached in approximately 1 hour and 15 minutes, providing a feasible option for day trips or occasional commuting. The lifestyle here promises peace, privacy, and the charm of rural community living.

COUNCIL TAX BAND — B

EPC RATING — E50

SERVICES

Mains electricity, mains water and private drainage are connected.

The property has a solid fuel central heating system. There is no gas in the property.

AREAS

The property has been measured to the following areas:

Description	sq m	sq ft
2 Hadden Farm Cottages	96	1033

E & o e please note that these measurements have been taken from the EPC Register.

BROADBAND COVERAGE

Ofcom states the cottage has access to Ultrafast broadband services, with maximum download speeds of 1,800 Mbps and upload speeds of 220 Mbps. We advise you check the broadband with your supplier.

FLOOD RISKS

Surface Water risks—Medium

Medium likelihood means that each year this area has a 0.5% chance of flooding.

River risks & Coastal—No Specific Risk

This information gives the likelihood of river flooding within a 50 metre radius of this location. Check the SEPA website for more details

VIEWING

By appointment with the sole agents.
Please contact Claire Painter for further details.
Email: galashiels@edwin-thompson.co.uk
Tel: 01896 751300



ACCOMMODATION

The accommodation currently comprises:
Ground Floor: Entrance hall, living room, kitchen, WC, bedroom.

First Floor: Landing, two bedrooms, shower room.
External: Front & rear private garden, parking for two cars, shared access driveway.

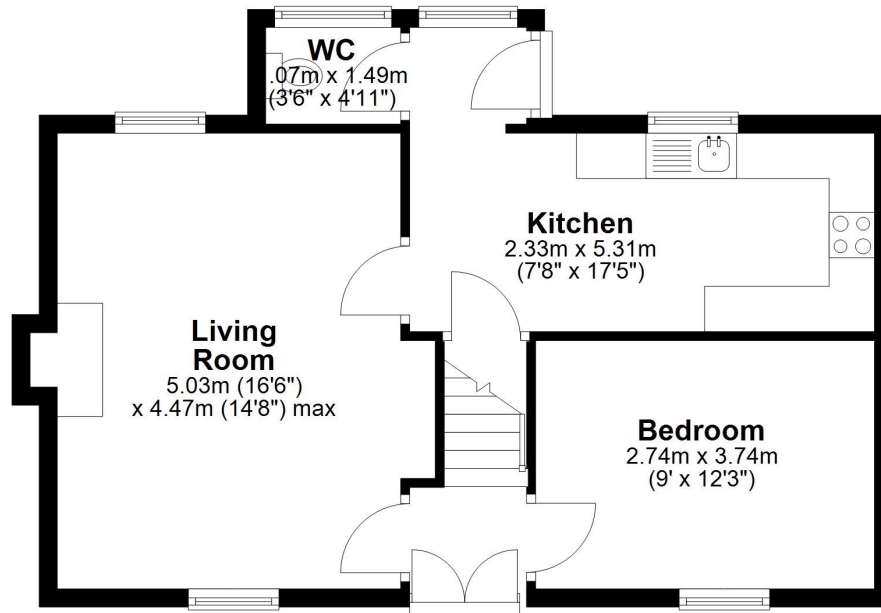
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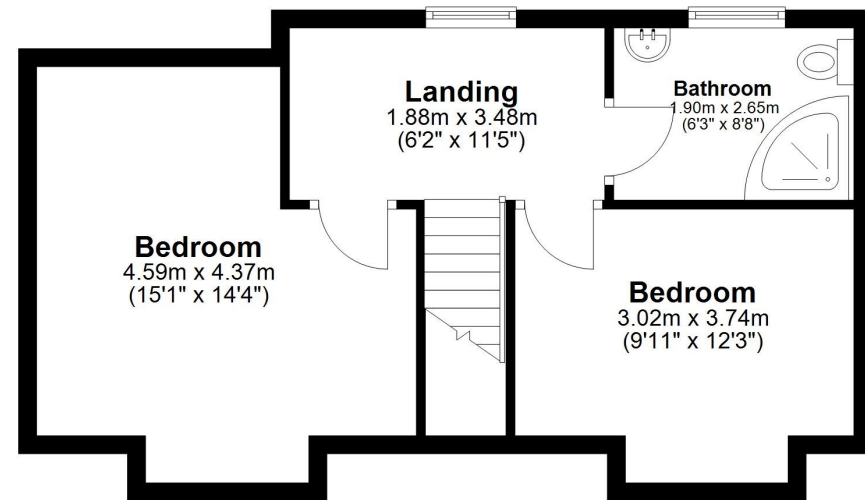
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Ground Floor



First Floor



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