



EDENMOUTH

KELSO • ROXBURGHSHIRE • TD5 7QB





Edenmouth Lodge



Courtyard Cottage



Dovecote Cottage



The Granary & The Byre

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*Successful holiday lets situated in idyllic
Borders countryside*

*Kelso 3.4 miles, Berwick-upon-Tweed 20.1 miles, Edinburgh 45 miles
(all distances are approximate)*



Edenmouth Lodge: Dining room, living room, kitchen,
three bedrooms (two en suite), bathroom.

Dovecote Cottage: Kitchen with living and dining area,
bedroom with en suite.

Courtyard Cottage: Kitchen with living and dining area,
two bedrooms (two en suite).

The Byre/ The Granary: Living room, office, laundry room,
two bedrooms, bathroom, boot room.

Kitchen, shower room, living room.

Three bedrooms, bathroom.

Two courtyards, games room, store room.

Two barns.

Around 1.59 acres

Savills Edinburgh

Wemyss House

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Edenmouth Lodge



Edenmouth Lodge



The Byre



The Granary

VIEWING

Strictly by appointment with Savills -
0131 247 3738.

DIRECTIONS

From Edinburgh, head south east on to the A68. At the Carfraemill roundabout, take the first exit on to the A697. Turn right off the A697 on to the A6089, headed for Kelso. Once in Kelso, take the first exit at the roundabout for the A6089, follow this road around the periphery of the town, and then taking the first exit at the third roundabout to head east on the A698, staying north of the River Tweed. Follow the A698 out of Kelso for about 2.7 miles, turning left at the sign for Edenmouth Farm Holiday Cottages.

SITUATION

Situated just north of the River Tweed with stunning open countryside views, Edenmouth is perfectly situated for enjoying all of the outdoor pursuit the area offers.

The area has a vibrant agricultural community with a wealth of sporting and recreational opportunities and a strong equestrian tradition. Kelso Racecourse is a key venue on the horse racing calendar. There are excellent golf courses nearby, including an 18 hole course at Duns and a championship course, The Roxburghe, at Kelso.

The nearby historic market town of Kelso has a range of professional services, leisure facilities including swimming pool and ice rink, and a wide variety of shops as well as primary and secondary schooling. There are further local facilities at Coldstream including a primary school, post office, village shop and garage. Within the town, the remains of Kelso Abbey can be explored, and the impressive Floors Castle

opens its doors from May to October and is a offers a fantastic day out.

There is good access to Edinburgh via the A68, while Berwick-upon-Tweed, and the A1 lie 20 miles to the east from where there are regular main line train services to London and Edinburgh. The Borders Railway runs regular services to Edinburgh from Tweedbank 20 miles to the west. Edinburgh (45 miles) and Newcastle (65 miles) airports provide a good range of domestic and International flights.

DESCRIPTION

Situated around a central courtyard, Edenmouth is comprised of four separate dwellings, three of which are currently used as successful holiday cottages. Two barns form a large L-shaped dwelling to the north west of the property, which have existing planning permission to be converted into further dwellings.

The properties were all originally agricultural buildings, dating back to 1890, and recently converted into holiday lets in 2000. They are run as successful holiday lets, attracting visitors keen to explore the outdoor pursuits the area offers.

The Granary/ The Byre

Situated to the north east of the courtyard, The Granary was used as accommodation for the business owners. The Granary is connected to The Byre, though a shared access door and boot room from a secondary courtyard.

The Granary comprises of a kitchen, shower room, utility area, sitting room with log burner, and three bedrooms and bathroom situated on the first floor.

The Byre provides a useful reception area for the business and can be used as accommodation on a



Bed and Breakfast arrangement. The open plan room provides access to an office, laundry room, WC, and two bedrooms and bathroom.

The Courtyard Cottage

Perpendicular to The Byre, The Courtyard Cottage is a cosy and accessible cottage, with an open plan kitchen with living and dining area, and two bedrooms both with en suite wet rooms.

Edenmouth Lodge

To the south of the courtyard, with far reaching views over the countryside, River Tweed and Cheviots, Edenmouth Lodge, is the largest of the holiday cottages and offers flexible accommodation. The property is centred around a spacious living room, with front and rear access. There is a kitchen, dining room, and three bedrooms, two of which have en suite shower rooms, and a bathroom.

Dovecote Cottage

Adjacent to Edenmouth Lodge, The Dovecote Cottage is a snug property with an open plan kitchen with dining and sitting area, and one bedroom with en suite shower room.

Outside

To the south of the property, in front of Edenmouth Lodge and The Dovecote Cottage, is a stretch of lawn, divided by the private driveway, which provides open countryside views and a place to sit out and relax and play for guests of the properties. The driveway continues north to an area for parking, and a gate entrance to the courtyard. The four dwellings are situated around the courtyard, with access being provided to all properties from the central location. The same stone for the properties is used on the stone walls that complete the courtyard boundary, whilst The Byre is clad in a striking blackened timber.



To the south west corner of the courtyard, running perpendicular to the Dovecote Cottage, are a games room and large store room.

Providing the boundary to the north of the courtyard, are two large barns forming a L-shape. The barns have fantastic potential to be converted into residential dwellings with the correct permissions and consents. They have retained many original features including five pairs of double doors mirrored on each side of the building, an original weighing bridge, and round windows. There is a vehicular access point in between the barn and The Granary. The Granary and The Byre overlook and have access to a secondary courtyard, with pretty flowerbeds running along the stone walls. In front of The Granary is an area of lawn with stone path leading up to the front door.

GENERAL REMARKS

Services: Mains electricity, mains water through a private supply, drainage to private shared septic tank, oil fired boilers.

Local Authority: The Granary and The Byre are within Scottish Borders Council Tax Band D. Currently, Edenmouth Lodge, The Dovecote Cottage and the Courtyard Cottage qualify for small business relief and are therefore zero rated.

Access: There is shared access over the private road which runs from the A698, and to the south west boundary of the barn to the entrance to Fowington.

Planning Permission: Planning permission was granted for the conversion of agricultural buildings into dwellings. Scottish Borders Council ref [92/00973/FUL] and [98/00142/COU].

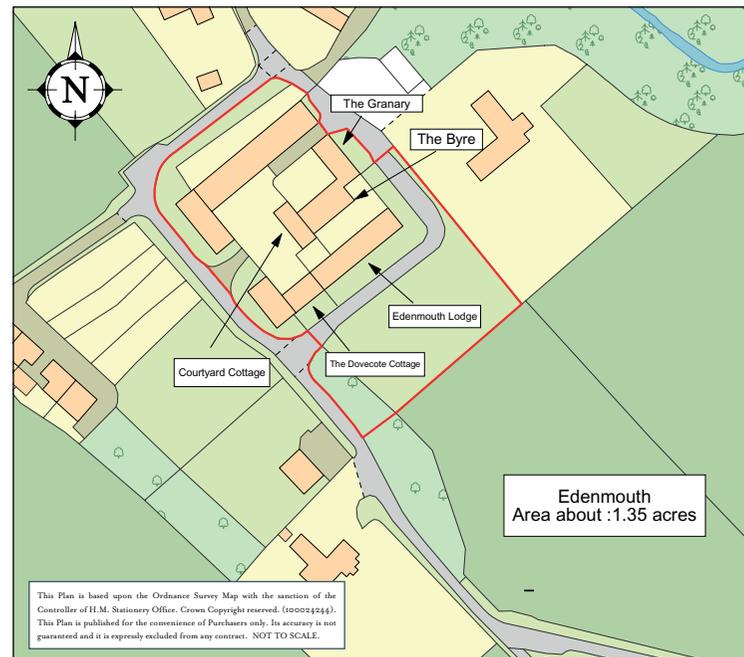
There are neighbouring planning applications for a plot of land to the north west of the property 9Ref [10/00981AMC]), and on the other side of the road to the west of the property (Ref: [06/02042/OUT]).

Fixtures and Fittings: All standard fixtures and fittings are to be included in the sale.

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Photos taken May 2018

Servitude rights, burdens and wayleaves: The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves, including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes, whether contained in the Title Deeds or informally constituted and whether referred to in the General Remarks and Stipulations or not.



The Purchaser(s) will be held to have satisfied himself as to the nature of all such servitude rights and others.

Offers: Offers, in Scottish legal form, must be submitted by your solicitor to the Selling Agents.

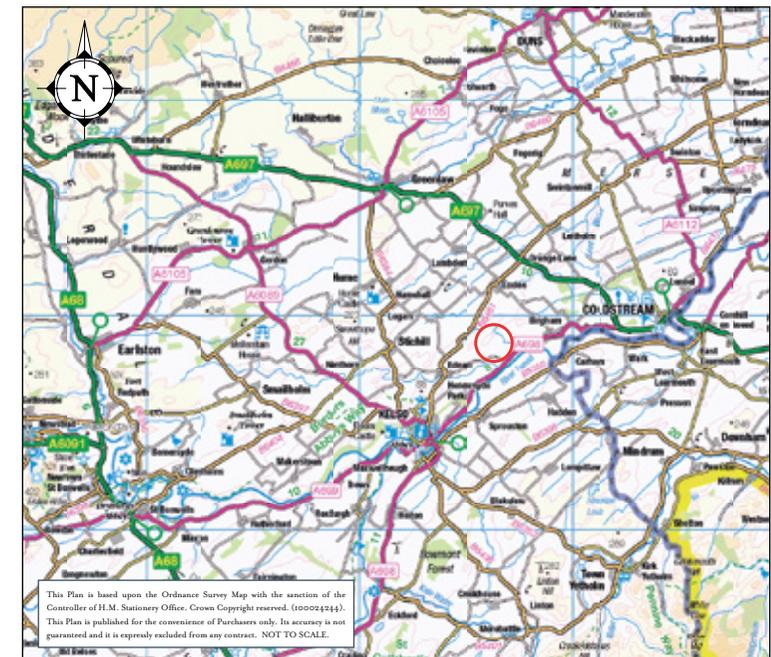
The seller's preference is to negotiate a private sale but reserves the right to set a closing date. All genuinely interested parties are advised to instruct their solicitor to note their interest with the Selling Agents immediately after inspection.

Deposit: A deposit of 10% of the purchase price may be required. It will be paid within 7 days of the conclusion of Missives. The deposit will be non-returnable in the event of the Purchaser(s) failing to complete the sale for reasons not attributable to the Seller or his agents.

IMPORTANT NOTICE

Savills, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities.





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