



Elmbank Main Street, Morebattle

Offers Over £235,000

PATON & CO
ESTATE AGENTS



Elmbank Main Street

Morebattle, Kelso

Elmbank is a charming 3-bedroom property offering period features, generous proportions and open countryside views to the rear.

- Two Reception Rooms
- Open Countryside Views
- South Facing Garden
- Popular Village Location
- Well Proportioned Rooms
- Within a Short Drive of Kelso

Accommodation Comprises

Ground Floor – Entrance Vestibule, Hallway, Sitting Room, Dining Room, Kitchen, Utility, Cloakroom/WC, Under Stair Storage.

First Floor – Landing, Two Large Double Bedrooms, Single Bedroom/Study, Family Bathroom.

Garden & Grounds – Landscape Front Garden, Landscaped Rear Garden, Mature Planting, Lawn, Gravel, Patio, Shed, Rear Access to Morebattle's Community Field.



Property Description

Elmbank is a charming home situated in the heart of Morebattle, close to the popular market town of Kelso. The property retains a number of attractive period features, including original internal doors throughout, and enjoys both front and rear gardens, with open countryside views to the rear and direct access to the village community field, making it an excellent choice for those seeking a peaceful village lifestyle.

Set back from the main street, a path through the front garden leads to the charming yellow front door with stained glass. The property is entered via a vestibule which opens into a central hallway, giving access to the dining room and the sitting room, both of which feature cosy wood-burning stoves. Beyond this is an attractive kitchen with a large window that beautifully frames the views of the hills to the rear. A generous utility room lies just off the kitchen, along with a spacious cloakroom/WC.

Upstairs, the first floor offers two large double bedrooms and a smaller single bedroom, currently arranged as a dressing room. These are complemented by a family bathroom featuring a roll-top bath, separate shower, ample storage and attractive period styling.

Externally, the property enjoys a welcoming front garden with a cobbled path, mature shrubs and low-maintenance gravel, adding to the home's curb appeal. To the rear there is a raised patio area, mature shrubs and planting, as well as a shed and summer house. A gate provides direct access to the village community field, a lovely shared green space enjoyed by residents and offering beautiful views towards the surrounding hills.







Area Insights

Elmbank is positioned in the peaceful quaint village of Morebattle, in the Scottish Borders. The village, which sits on the St Cuthbert's Way, offers a wonderful community spirit and is a short drive away from the local conveniences of Jedburgh and Kelso. The village of Morebattle offers a well thought of primary school, a well-stocked local shop and post office and the popular Templehall Hotel which has recently been bought by the community.

The historic market town of Kelso lies eight miles North West of Morebattle. Kelso houses a number of the major supermarket chains, excellent local shopping, several public houses and restaurants and many historical attractions such as Kelso Abbey and Floors Castle. Kelso also offers the world-famous Kelso Racecourse and leisure facilities which include a swimming pool, fitness centre and two fantastic golf courses, the championship course at the Schloss Hotel and Kelso Golf Club.

Jedburgh, which lies ten miles west, is one of the oldest of the Border towns and is home to many attractions such as Mary Queen of Scots' House, the 12th century Jedburgh Abbey and the Jedburgh Jail and Museum. The town has many professional services and national amenities, which include national supermarkets like The CO-OP and Spar, otherwise there are excellent local amenities such as a fantastic local butcher and farm shops that would love your support. Jedburgh has schooling for all ages, otherwise private schools like St Mary's School and Longridge Towers can be found nearby.

There are a number of sporting venues and clubs including a formidable Jed-Forest rugby team, a well-supported golf club, cycling clubs, leisure centre and swimming pool. The countryside surrounding Morebattle offers an excellent choice of attractions such as Born in the Borders Brewery/Distillery, Floors Castle Estate, Bowhill Estate, and other numerous historic houses. St Cuthbert's Way running through Morebattle is extremely popular with walkers, and the Northumberland National Park (Britain's biggest National Park) is around a half hour drive away. Country and sporting pursuits are also readily available in the nearby area, including hill walking, salmon and trout fishing, riding, hunting and shooting.

Morebattle is a quiet and peaceful village but offers excellent links to Edinburgh, Newcastle and even London. The A68 provides easy commutable access to Scotland's capital city and Newcastle. Berwick upon Tweed which is only a forty-minute drive away, offers a mainline train station and a regular service up and down the country, with London being only a three and a half hour journey away.

Useful Links

Morebattle Community Shop - <https://morebattlecommunityshop.co.uk/>

Morebattle Primary School – <https://www.facebook.com/people/Morebattle-Primary-School/100057659011403/>

Morebattle Games – <https://www.morebattlegames.co.uk/>

The Temple Hall Hotel – Community Public House – <https://www.bbc.co.uk/news/articles/cjkk1p10dkpo>

Wilson's Farm - <https://wilsonsfarmandkitchen.com/explore-wilsons-farm-kitchen/farm-life-family/>

Floors Castle - <https://www.floorscastle.com>

Kelso Swimming Pool - <https://www.liveborders.org.uk/health/swimming/swimming-pools/kelso-swimming-pool>

Kelso Fitness Centre - <http://www.abbeyfitness.co.uk>

Kelso Medical Centre - <https://www.kelsohealthcentre.co.uk>

Kelso High School - <https://www.kelsohighschool.org.uk>

Kelso Rugby Club - <https://www.kelsorfc.co.uk>

Kelso Races - <https://www.kelso-races.co.uk>

Longridge Towers - <https://lts.org.uk>

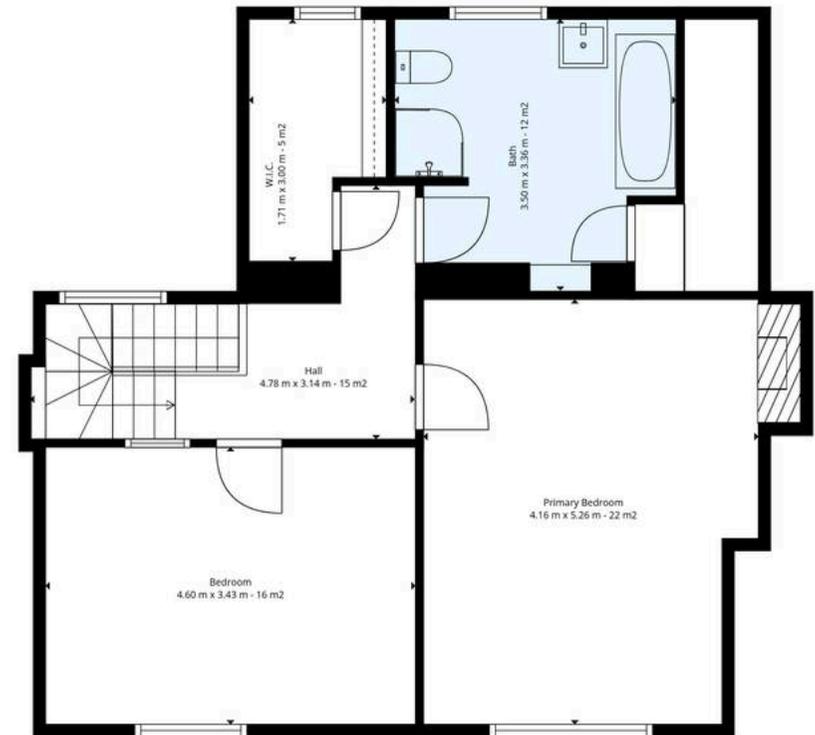
St Mary's School - <https://www.stmarysmelrose.org.uk>

Schloss Hotel and Golf - <https://schlosshotel-roxburghe.com/en/home>





1st Floor



2nd Floor

Total: 146 m²
 1st Floor: 78 M², 2nd Floor: 68 m²
 Excluded Areas: Storage: 3 M², Fireplace: 1 M², Walls: 11 m²

Floor Plan Created by Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.





General Remarks

Services

Mains electricity, water, drainage, electric central heating.
Broadband services available.

Fixtures and Fittings

All fitted carpets, curtain poles, blinds, light fittings and integrated appliances form part of the sale.

Listing and Conservation

Elmbank is not listed but does lie within the conservation area of Morebattle.

Council Tax

Band D

Tenure

Freehold

EPC Energy Efficiency Rating

Band E





Compliance

All successful bidders will be subject to third party proof of funding and AML (Anti Money Laundering) checks. These checks will consist of proof of address, proof of ID and proof of how the purchase is being funded. Please note there will be a charge of £25 + VAT £30 total per individual. To find out how we process Personal Data, please refer to our privacy policy: <https://www.patonandco.com/privacy-policy/>

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1. The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor Paton & Co, the selling agent, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent. 2. The Purchaser(s) shall be deemed to acknowledge that he/she has not entered into contract in reliance on the said statements, that he/she has satisfied himself as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property. 3. Any error, omission, or misstatement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.

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