

An aerial photograph of a farm property. The central focus is a large, vibrant green field enclosed by a wooden fence. To the right of this field is a large, rectangular grey pond. In the lower-left quadrant, there is a cluster of buildings, including a large barn with a corrugated metal roof and a smaller stone cottage with a grey roof. A gravel driveway leads to these buildings. The property is surrounded by brown, plowed fields and a line of trees. In the background, rolling hills are visible under a cloudy sky.

Galbraith

KINGSRIG COTTAGE
NEAR COLDSTREAM, SCOTTISH BORDERS



KINGSRIG COTTAGE NEAR COLDSTREAM, SCOTTISH BORDERS

Complete package for the equestrian lover and potentially much more.

Kelso (A698) 8 miles ■ Coldstream (A68) 6.5 miles

Berwick upon Tweed//East Coast main line railway 19 miles

About 2.3 Hectares (5.5 Acres) in total

- 1 reception room. 3 bedrooms.
- Charming cottage.
- Newly refurbished kitchen, upstairs landing and bathrooms.
- Beautiful rural yet accessible location.
- Paddocks, stables, feed room, tack room and outbuildings.
- Ménage.
- Oil central heating. 28 solar panels providing Feed In Tariff.

Galbraith

Scottish Borders

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OnTheMarket



SITUATION

Kingsrig Cottage has a superb rural location between the villages of Eccles and Birgham and about halfway between Kelso and Coldstream. The A698 (connecting with the A68) from Kelso to Berwick upon Tweed runs through Birgham.

A range of local services can be found in Coldstream including a small supermarket, medical centre and various public house and restaurants. Kingsrig Cottage falls into the catchment of Coldstream Primary School And Berwickshire High School with private schooling found at Longridge Towers.

Kelso offers a wider range of services including major supermarkets and sporting and recreational facilities.

The east coast main line railway station is located at Berwick upon Tweed with regular services to Edinburgh and London (Kings Cross)

DESCRIPTION

A stunning property offering the complete package for the equestrian lover or someone seeking a holding with plenty of opportunities.

The exceptionally bright, spacious cottage with its newly refurbished kitchen and utility area has a warm farmhouse feel about it, offering a perfect family home. The upstairs accommodation has also been newly refurbished with new bathrooms and doors.

Added to this is the attached former garage/studio which offers a perfect 'work from home' environment, connected but separated from the main living space. This space offers the potential, with the relevant permission for further development.

There are two EV charging points to the front of the garage as well as 28 solar panels on the steading roof.

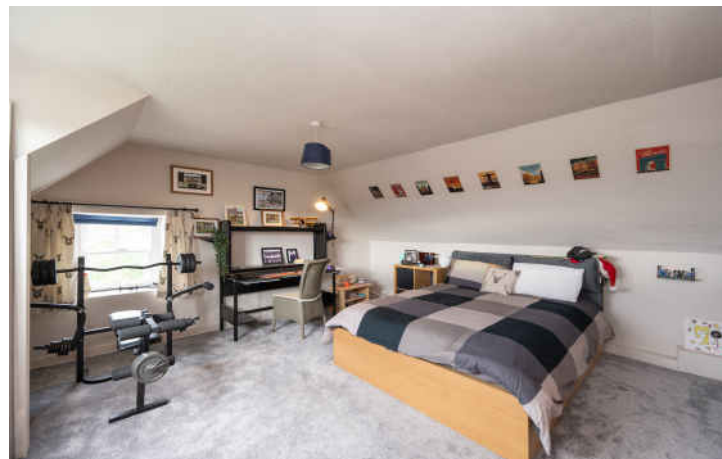
ACCOMMODATION

Ground Floor:

Entrance hall, sitting room with log burning stove, kitchen/ dining room, utility area, bedroom 3, cloakroom (with WC and basin).

First Floor:

Landing, 2 double bedrooms, family bathroom (with basin, WC and bath with shower above).



SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Tenure	Water	Electricity	Drainage	Heating	Council Tax	EPC
Freehold	Mains	Mains	Private	Oil	Band E	E49

There is full planning permission in place for developing and extending the main house which would double the size of the property. Drainage is in place.

GARDEN AND GROUNDS

The property is set in about 5.5 Acres in total. The equestrian facilities offer a complete package with the acreage subdivided in to 7 paddocks which are all fully fenced with water supply.

The tremendous ménage has just been newly resurfaced and there is a traditional stone steading that has been refurbished to include 4 stables, shaving store, feed room, tack room, byre for fodder storage, workshop and additional garaging space.

There is also additional covered pen space which would provide ideal rehab/farriers space for horses or winter keep for other livestock.

Attached to the steading are 28 solar panels offering a Feed-in Tariff.

DIRECTIONS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: canine.tilt.chaos

POST CODE

TD12 4NA

VIEWINGS

Strictly by appointment with the selling agents.

FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars.

SOLICITORS

Melrose & Porteous, 47 Market Square, Duns, TD11 3BX

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

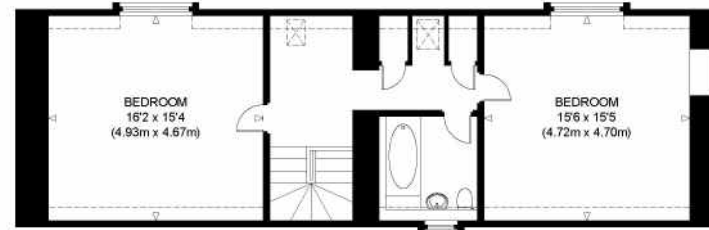
Failure to provide required identification may result in an offer not being considered.

IMPORTANT NOTES

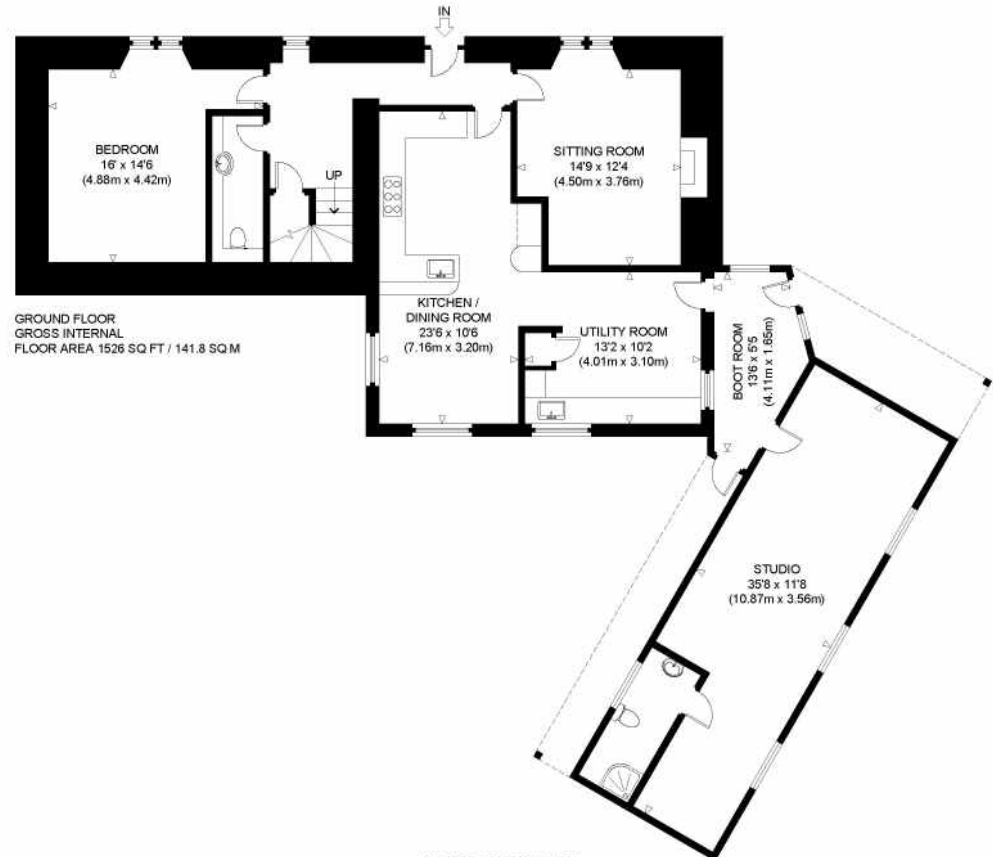
1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. **2** Areas, measurements and distances 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.** A clawback clause relating to the whole steading area is contained the title. **8.** 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. **9.** Photographs taken in September 2023.



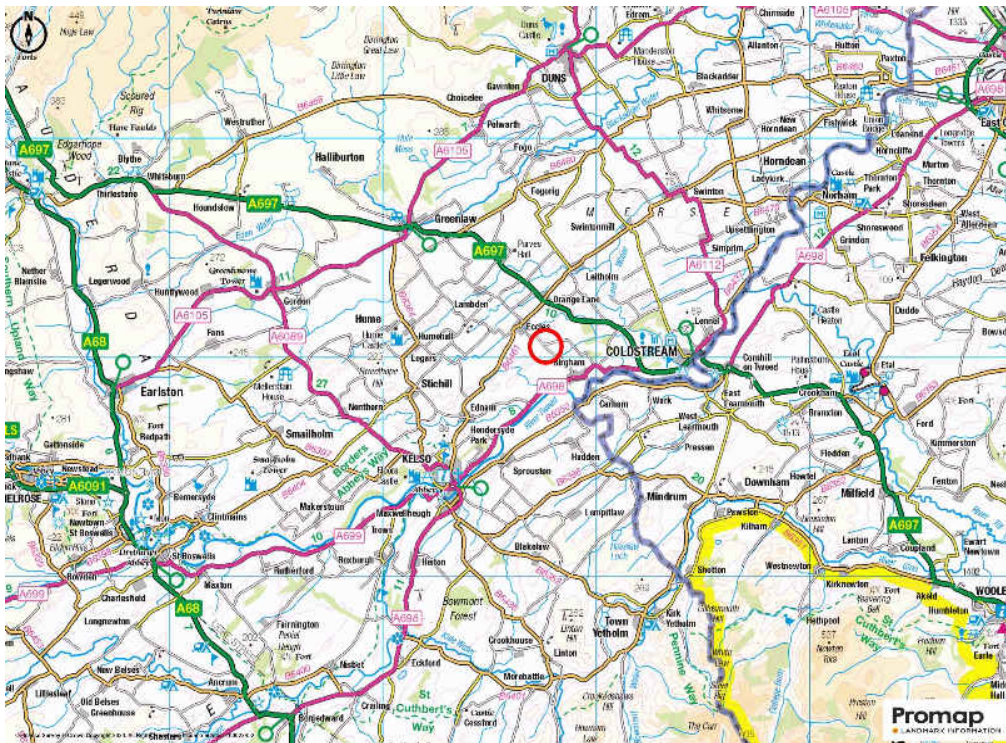




FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 745 SQ FT / 69.2 SQ M



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 1526 SQ FT / 141.8 SQ M



KINGSRIG COTTAGE
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 2271 SQ FT / 211.0 SQ M
(INCLUDING AREAS OF RESTRICTED HEIGHT)

All measurements and fixtures including doors and windows
are approximate and should be independently verified.

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