



Galbraith

MANSEFIELD
KELSO, SCOTTISH BORDERS



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Outstanding Georgian detached house situated in the heart of Kelso.

Melrose 15 miles ■ Borders Rail Link (Tweedbank) 16 miles

Edinburgh 44 miles

- 3 reception rooms, 5 bedrooms.
- Superb location within easy walking distance of town centre.
- Traditional features.
- Finished to a high standard through-out.
- Private driveway and garage.
- Landscaped garden grounds offering a good degree of privacy.
- Potential plot in garden area with drafted outline planning permission.



Galbraith

Kelso
01573 224244
kelso@galbraithgroup.com

 **OnTheMarket**

SITUATION

Mansefield is located in the heart of the picturesque town of Kelso which is arguably the most attractive of the Borders towns. Kelso is set in an area of great scenic beauty and noted particularly for its fine Market Square with a good range of hotels, restaurants, caf  s, shops and supermarkets. Primary and secondary schooling is available locally with private schooling available at St Marys in Melrose and Longridge Towers near Berwick.

Local attractions include the 12th Century Kelso Abbey, Kelso Racecourse and Floors Castle. The nearby Schloss Roxburghe Hotel boasts a highly regarded championship golf course, while excellent fishing and other country pursuits are available locally. Kelso has good road links with other principal towns in the Borders and The Borders Railway provides regular train service between Tweedbank and Edinburgh. There is a main East Coastline railway station at Berwick-Upon-Tweed (23 miles).

DESCRIPTION

Mansefield is an immaculate 5-bedroom Georgian property nestled in the heart of Kelso. The detached property sits in about 0.35 acres of beautiful and private garden grounds. Originating as a Manse the property has also been a former part of the Kelso laundry and a working doctor's surgery. With that in mind the charming house has not lost its traditional layout, wonderful characteristics and Georgian features. The property is finished off to a high standard and has been well maintained over the years.

Mansefield is accessed via a private driveway which leads to gravelled area, allowing for ample parking together with a wood-built garage. There are two handsome public rooms to the front allowing a wealth of natural light from the grand Georgian style windows with views into the well-kept garden grounds. The light third public room is currently utilised as an office. The modern dining room kitchen leads through double patio doors to an outside seating area making for a perfect entertaining space and al fresco dining.

Upstairs hosts the handsome master bedroom with access to the charming family bathroom with 3 further spacious double bedrooms and 1 single bedroom.

The private and peaceful garden grounds offer a summerhouse, well-kept lawn, vegetable beds and fruit trees. Outline planning for second dwelling has been drafted.

ACCOMMODATION

Ground Floor: Entrance hallway, lounge, sitting room, office, dining kitchen, utility, WC and storage.

First Floor: Traditional split-level staircase, master bedroom (en-suite/family bathroom), 3 double bedrooms, 1 single bedroom and family shower room.

Garden Grounds: Private driveway, gravelled parking area, timber built garage with power, summerhouse, patio, lawn, vegetable beds and fruit trees.





SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC	Broadband	Mobile
Mains	Mains	Mains	Freehold	Gas	Band G	D	Available	Available

* An indication of specific speeds and supply or coverage potential can be found at <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

POST CODE

TD5 7JR

WHAT3WORDS

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

///snuggle.tolerates.suffer

SOLICITORS

Hastings Legal, 15 The Square, Kelso, TD5 7HH

LOCAL AUTHORITY

Scottish Borders Council

FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars.

VIEWINGS

Strictly by appointment with the Selling Agents.

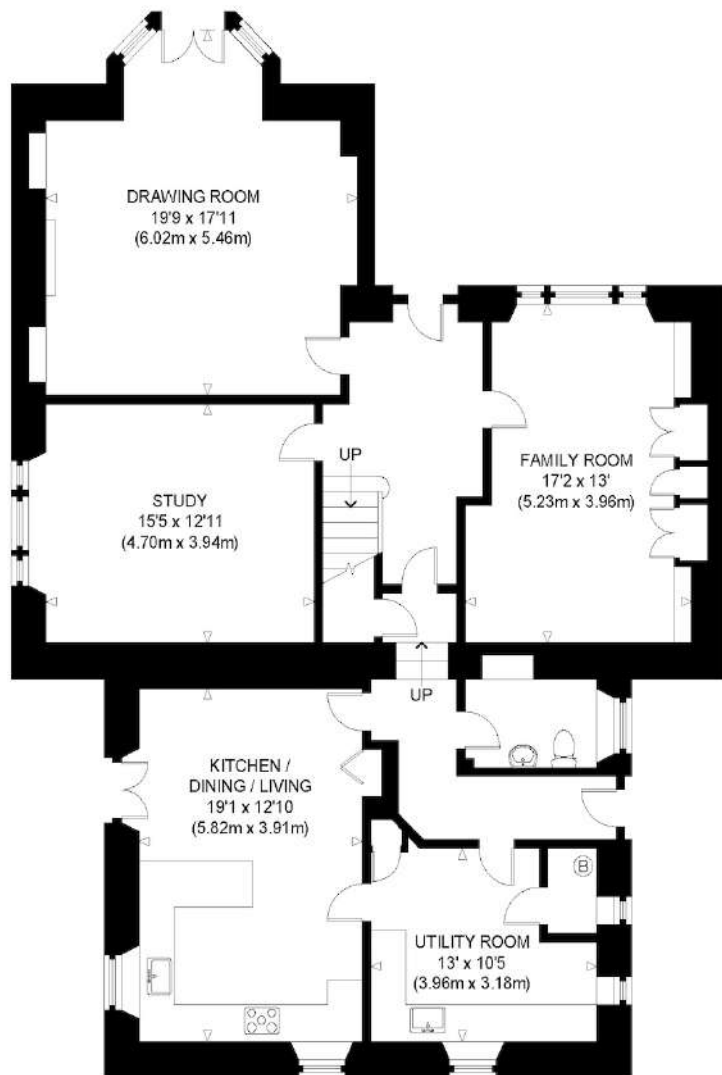
ANTI MONEY LAUNDERING (AML) REGULATIONS

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

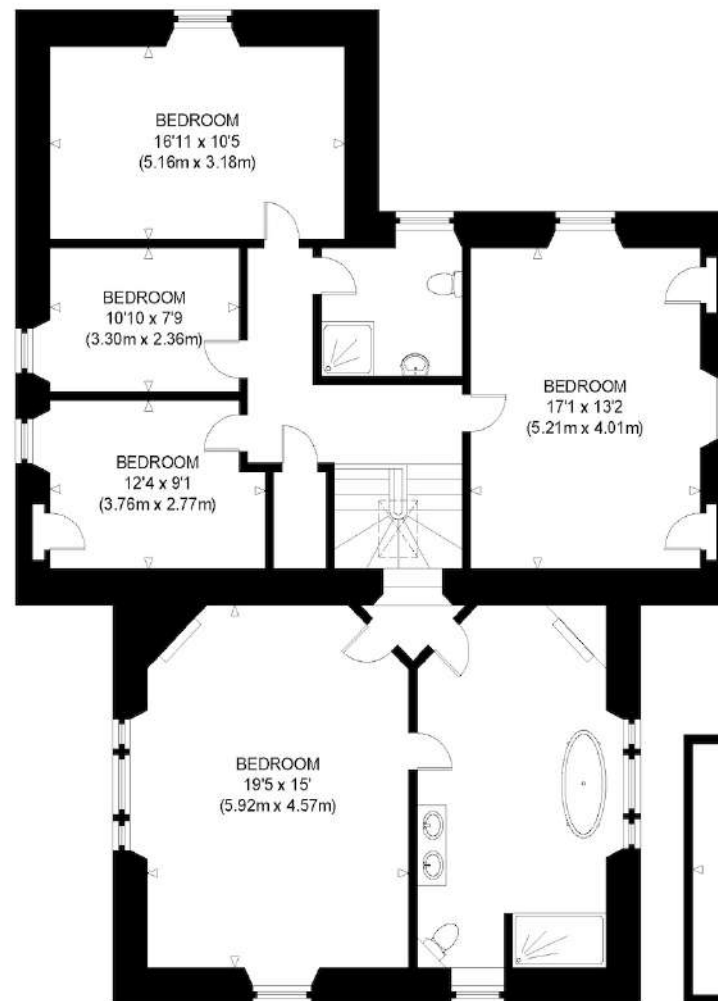
Failure to provide required identification may result in an offer not being considered.



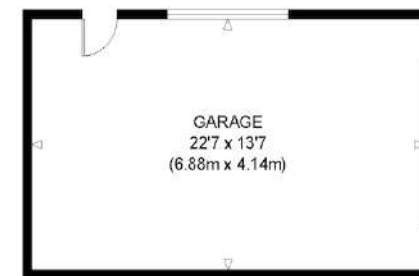




GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 1479 SQ FT / 137.5 SQ M



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 1449 SQ FT / 134.8 SQ M



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 307 SQ FT / 28.6 SQ M



MANSEFIELD
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 2928 SQ FT / 272.3 SQ M
GARAGE FLOOR AREA 307 SQ FT / 28.6 SQ M
TOTAL COMBINED FLOOR AREA 3235 SQ FT / 300.9 SQ M
All measurements and fixtures including doors and windows
are approximate and should be independently verified.
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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. 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. 8. Photographs taken in May 2025.







Galbraith



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