

BONNY BRAE

TOWN YETHOLM, KELSO, SCOTTISH BORDERS





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Impressive steading conversion with three bedrooms,
acreage and stables.

Kelso 7 miles ■ Melrose 22 miles ■ Tweedbank Train Station 24 miles

2 acres (0.81 hectares)

- 1 reception rooms. 3 bedrooms.
- Stunning open plan family living space.
- Stable block with two loose boxes and tack room.
- Timber outbuilding for haylage and workshop.
- Private location with open countryside views.
- Accommodation spanning 145sqm.



Galbraith

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 OnTheMarket

SITUATION

Bonny Brae is situated on the edge of Town Yetholm, an attractive conservation village which lies in the scenic Bowmont Valley at the foot of the Cheviots. The house enjoys fine outlooks to the neighbouring hills and countryside and offers a high degree of privacy.

Yetholm offers a range of local amenities including pubs, post office, garage, village shop and primary school. Nearby Kelso which is arguably the most attractive of the Borders towns is set in an area of great scenic beauty and noted particularly for its fine Market Square. Kelso offers a good range of shops, hotels, restaurants, cafés 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

Tucked away in a peaceful rural setting, Bonny Brae is a beautiful, detached three-bedroom steading conversion with approximately 2.7 acres of grazing and garden ground, stable block and a versatile timber outbuilding.

Bonny Brae is accessed through private timber gates, opening onto a sweeping driveway that provides an impressive approach to the property. There is ample space for multiple vehicles, including horseboxes and trailers, making it ideal for equestrian use.

Upon entering, you are welcomed into a spacious entrance hall that sets the tone for the quality and style found throughout Bonny Brae. From here, the impressive family living space is undoubtedly, the real heart of the home, thoughtfully designed to make the most of its stunning surroundings. The kitchen is fitted with a range of contemporary wall and base units in a soft grey finish, offering ample storage and a clean, modern look, finished with marble effect floor tiles. The generous dining area enjoys direct access to the garden via doors that open onto a raised decking area, making it the perfect spot to sit and relax. Adjacent, the lounge area is flooded with natural light from large windows that frame uninterrupted views across the paddocks, creating a seamless connection between the indoors and the landscape beyond. An exposed brick feature wall adds warmth and texture, while overhead, ceiling beams bring rustic character and charm.

A spacious utility room provides practicality, fitted with matching wall and base units and plenty of laundry space. With direct access to the garden and paddocks, the utility room is ideally placed for everyday rural living.

Continuing from the hallway, the property offers three well-proportioned bedrooms, with the principal room benefiting from an en-suite shower room. The main shower room is finished to a high standard with contemporary fittings and neutral tiling. Both shower rooms offer a stylish and practical finish.

Bonny Brae benefits from underfloor heating, oil central heating & double glazing.



ACCOMMODATION

Ground Floor: Open plan kitchen, dining room & lounge, three bedrooms, shower room, utility room.

GARDEN (AND GROUNDS)

Externally, the garden grounds at Bonny Brae have been carefully laid out and perfectly maintained with rolling lawns and a chipped driveway winds through the grounds, proving ample parking and a low-maintenance surface that can be easily re-configured.

The stable block is situated to the west of the property and comprises two well-sized loose boxes and a tack/feed room. The stable block is fully equipped with both water/power supply and features excellent lighting, perfect for the winter months.

Two field shelters are also included in the sale, providing useful shelter for horses or livestock.

The two acres of grazing are currently divided into paddocks, which can easily be re-configured to suit the buyer’s individual needs. Additionally, a further two acres of grazing land would be available to lease under separate negotiation.

Outbuilding (7.2m x 7.2m)

Timber construction under a metal roof with concrete floor. The standalone, lockable outbuilding is a versatile space, currently utilised as a workshop and for haylage storage, with two double access points as well as a separate single door leading into the workshop area. The outbuilding is ideal for equestrian use and general everyday storage. Adjacent to the timber outbuilding is a useful shipping container (6m x 2.4m) providing extra secure storage space.

Together, these facilities offer versatile and practical storage solutions for workshop activities, haylage storage and additional equipment, perfectly supporting the demands of rural and equestrian living.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC	Broadband	Mobile
Mains	Mains	Mains	Freehold	Oil Central Heating	Band F	C	Available	Available

DIRECTIONS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: ///craftsman.directors.palm

POST CODE

TD5 8RD

SOLICITORS

G & J Oliver, Hawick, 13 High Street
Hawick, Scottish Borders, TD9 9DH



LOCAL AUTHORITY

Scottish Borders Council

FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars.

VIEWINGS

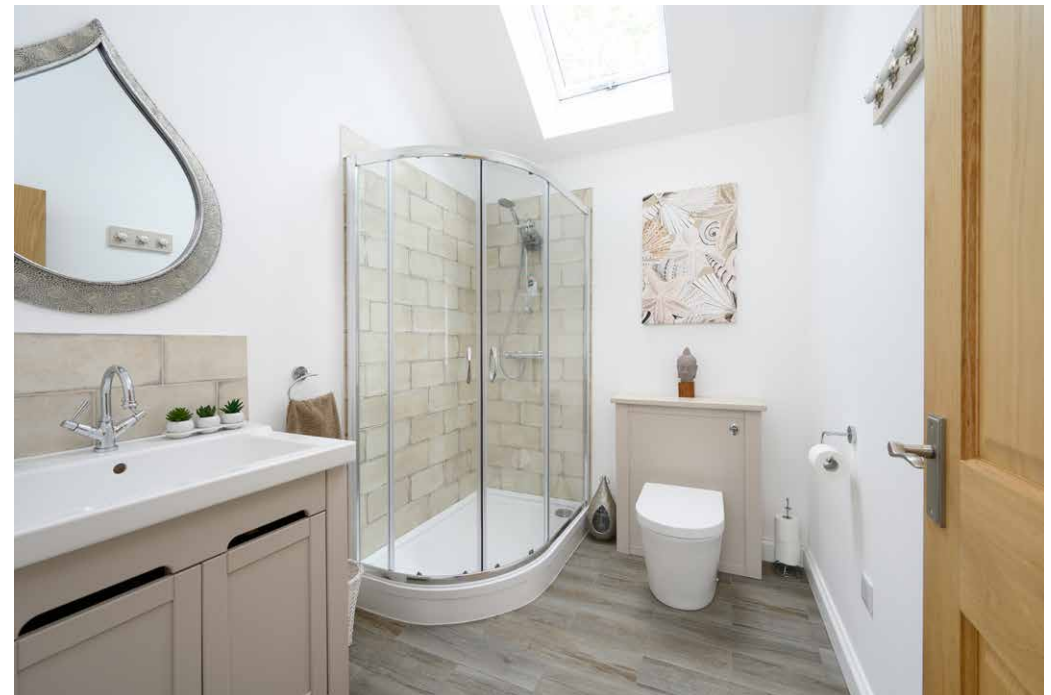
Strictly by appointment with the Selling Agents.

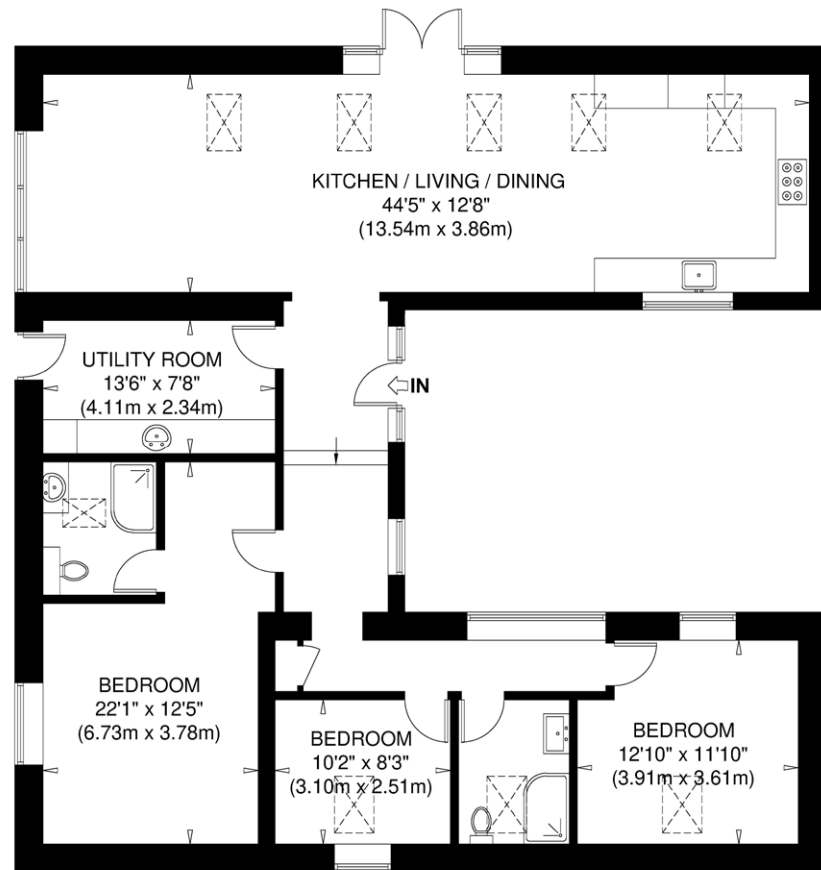
ANTI MONEY LAUNDERING (AML) REGULATIONS

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.

HEALTH & SAFETY

Appropriate caution should be exercised at all times during inspection particularly in reference to any livestock present and working machinery and equipment on the property.





GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 139.9 SQ M / 1505 SQ FT

BONNY BRAE
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA = 139.9 SQ M / 1505 SQ FT
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 June 2025.





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