

LEGAL
HASTIN & S



Coach House

Selkirk, TD7 5LS

Offers Over £375,000





The Coach House enjoys a peaceful setting just off the main thoroughfare of the historic market town of Selkirk, offering immediate access to local amenities while being perfectly placed to enjoy the rolling countryside, woodland walks and picturesque valleys that define the Scottish Borders.



Dating from 1881, this handsome former coach house has been thoughtfully adapted to provide exceptionally versatile family accommodation, balancing period character with the flexibility demanded by modern living.

Extending to five bedrooms, with a practical arrangement that allows for ground-floor living if required, the house offers an adaptable layout suited to a range of lifestyles. Whether accommodating a growing family, welcoming visiting guests or embracing multi-generational living, the accommodation has been carefully configured to provide both generous entertaining space and quieter, more private areas. The substantial former stable block and garage further enhance the property, offering excellent workshop and storage facilities together with clear potential for further adaptation, subject to the necessary consents.

A gated entrance opens to an attractive cobbled courtyard, providing private parking and access to the former stable buildings, while a pathway leads to the principal entrance and the beautifully established gardens beyond. The conservatory forms a delightful introduction to the house, filled with natural light and enjoying attractive views across the garden. At the heart of the home is a welcoming country kitchen, designed as a natural gathering place for everyday family life. Opposite, the principal sitting room is both elegant and inviting, centred around a wood-burning stove and opening directly onto the garden through glazed doors, allowing the outside to become an extension of the living space during the warmer months. A generous dining hall provides an excellent setting for formal dining and entertaining, while an adjoining second reception room offers considerable flexibility as an additional sitting room or fifth bedroom. To the rear of the property, a double bedroom and shower room provide well-considered accommodation for guests or those seeking the convenience of single-level living.

The first floor has been thoughtfully arranged to maximise light and space. Above the former stable block, a particularly impressive principal bedroom created through a sympathetic conversion by the current owners, enjoys a peaceful outlook and benefits from an en

suite shower room. Two further double bedrooms, a study area and a well-appointed family bathroom complete the upper floor, providing comfortable and well-balanced accommodation throughout.

The garden is a particular feature of The Coach House, offering a wonderfully private setting that complements the character of the house. Extending to the side and rear, the mature gardens comprise lawn bordered by established shrubs, flowering herbaceous borders and colour throughout the seasons. To the front, the attractive cobbled courtyard provides ample off-street parking and serves the substantial garage and former stable block. These versatile outbuildings offer excellent storage and workshop space and present an exciting opportunity for further enhancement, whether for home working, hobbies or ancillary accommodation, subject to the necessary permissions.

Combining historic character with flexible accommodation, generous garden and highly adaptable outbuildings, The Coach House presents a rare opportunity for a modern buyer.

LOCATION

The property is ideally placed to the edge of Selkirk for all town amenities and with a good selection of small local shops providing for everyday requirements, as well as schools from nursery to secondary level all easily accessible. The property also benefits from easy access to Edinburgh via the A7 and A68 and is within easy reach of the new Borders rail connections with the opening of the Waverley Line and nearby stations at Galashiels and Tweedbank. The area also has good road and bus connections to all central Borders towns and is surrounded by beautiful countryside with rolling hills, scenic valleys and two golf courses all close to hand.

HIGHLIGHTS

• Adaptable layout • Extensive garden • Original features • Excellent transport road and rail links

ADDITIONAL INFORMATION

All fixed items and integrated appliances, as viewed, are included in

the sale price. Approx 187sq m internally.

SERVICES

Mains gas, electric, water and drainage.

ENERGY EFFICIENCY

Band E.

COUNCIL TAX

Band C

TENURE

Freehold

VIEWING

A virtual tour is available on Hastings Legal - YouTube. Please view this before booking a personal viewing. The Home Report can be downloaded from our website www.hastingslegal.co.uk or requested by email enq@hastingslegal.co.uk. Alternatively, or to request further information, call 01573 225999 - lines open 7 days a week including evenings, weekends and public holidays.

MARKETING POLICY

Offers over £375,000 are invited and should be submitted to the Selling Agents, Hastings Property Shop, 28 The Square, Kelso, TD5 7HH, 01573 225999, Fax 01573 229888 or email enq@hastingslegal.co.uk. The seller reserves the right to sell at any time and interested parties will be expected to provide the Selling Agents with advice on the source of funds with suitable confirmation of their ability to finance the purchase.

All measurements are approximate and are taken at the widest point. Whilst these particulars have been carefully prepared, no guarantee is given as to their accuracy and they shall not form part of any contract to follow hereon.



