

Inglestone House Guest House

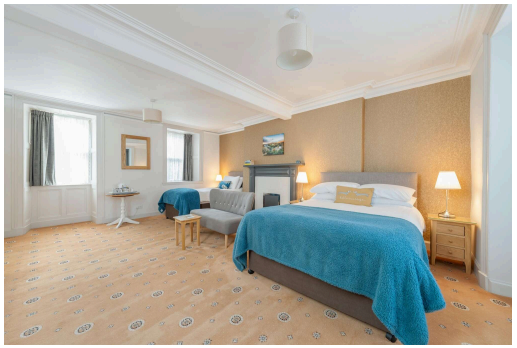
Kelso, TD5 7JF

Offers Over £550,000









A substantial historic property dating back to circa 1750, currently operating as a successful six-bedroom guest house in the heart of Kelso, offering spacious accommodation, established clientele and excellent commercial potential.



Inglestone House is an impressive and substantial historic property occupying a prominent position in the heart of Kelso town centre. Dating back to around 1750, the property has an interesting history, having previously operated as a doctor's surgery, and is now established as a successful six-bedroom guest house, enjoying a loyal returning clientele and a healthy number of forward bookings. Presented in excellent condition throughout, Inglestone House offers a fantastic opportunity for those looking to acquire an established hospitality business or embrace a change of lifestyle in the beautiful Scottish Borders. All six guest bedrooms benefit from modern en-suite facilities, including a family suite, while two conveniently located ground-floor bedrooms offer easier access for guests with mobility requirements. Further accommodation comprises a modern fitted kitchen, attractive dining room and welcoming reception area, together with a charming courtyard garden providing a pleasant space for guests to relax, alongside useful bike storage. A particularly appealing feature is the extensive basement, which has been thoughtfully utilised to provide a practical laundry room and separate living accommodation with its own bathroom, offering excellent flexibility for owners or staff. Tastefully presented and fully equipped, the business is ready for new owners to continue trading, with accounts available on request to provide further insight into its established trading history and income potential. Ideally situated in the heart of Kelso, Inglestone House is perfectly placed to take advantage of the town's many attractions, popular local amenities and surrounding Borders countryside. Offering the opportunity to continue an established and successful guest house business, or explore alternative uses and potential reconfiguration (subject to the necessary consents), this is a rare opportunity to acquire a property of genuine character, history and commercial potential in a wonderful town centre location.

LOCATION

Kelso is a vibrant and historic Borders town proudly positioned at the confluence of the Rivers Tweed and Teviot. Long regarded as one of the most attractive and unspoiled towns in the region, Kelso has become an increasingly popular choice for homebuyers, offering a blend of heritage, lifestyle, and modern convenience. • Amenities: The town centres around its distinctive Flemish-style cobbled square, home to artisan shops, independent retailers, cafés, and services. Kelso benefits from excellent leisure and beauty facilities, supermarkets, and a broad range of mainstream amenities. The town's rich history is reflected in landmarks such as Floors Castle and the remains of its notable Augustan Abbey, contributing to a thriving visitor and holiday trade. • Schooling: Kelso is exceptionally well served for education, with a modern primary school and a state-of-the-art secondary school offering high-quality facilities for local families. • Population: As one of the Borders' most sought-after towns, Kelso has a welcoming and active community of around 7000, supported by a wide variety of clubs, events, and cultural and sporting activities. • Transport Connections: The town enjoys excellent road links to neighbouring Border towns and is commutable to Edinburgh. Rail connections are easily accessed via Berwick-upon-Tweed on the East Coast Main Line. The surrounding countryside provides endless walking routes, trails, and outdoor pursuits, including fishing on the River Tweed, making Kelso a clear favourite for those seeking both lifestyle and connectivity.

HIGHLIGHTS

•Prominent town centre location in Kelso
•Established and successful guest house
•Loyal returning clientele and forward bookings
•Charming courtyard garden with bike storage
•Extensive basement with laundry facilities and separate living accommodation
•Presented in excellent condition throughout
•Accounts available on request

ACCOMMODATION SUMMARY

Basement: hallway, bedroom, study, inner hallway, shower room with WC and wash hand basin, and laundry room. Ground Floor: hallway, two bedrooms, both benefiting from en-suite facilities, and rear vestibule. First Floor: reception hallway, lounge, dining room, kitchen, pantry and cloakroom. Second Floor: landing, three further bedrooms, each with en-suite bathroom facilities, an additional bedroom with dressing room and a separate bathroom.

SERVICES

Mains electricity, gas, water & drainage. Gas central heating.

COUNCIL TAX

Band A.

ENERGY EFFICIENCY

Rating B.

VIEWING & HOME REPORT

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

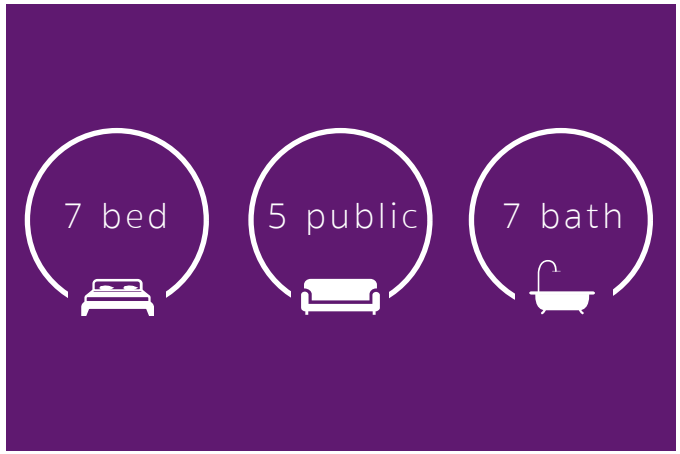
MARKETING POLICY

Offers over £550,000 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.







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