

Cove House

Smailholm, Kelso, Roxburghshire







Cove House

Smailholm, Kelso, Roxburghshire, TD5 7SE

Period farmhouse with outbuildings,
land and impressive views over the
Scottish Borders countryside.

Earlston 4 miles, Kelso 8 miles, Edinburgh 38 miles
(All distances are approximate)

2 reception rooms | 2 bedrooms | 2 bath/shower rooms | Family kitchen | Utility room

One bedroom self-contained annex

Extensive range of outbuildings with development potential

12.10 acres of grazing land

In all about 13.71 acres

For sale as a whole



Melrose

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Melrose, TD6 9PS

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Situation

Cove House is situated in the heart of the Scottish Borders, in countryside made famous by Sir Walter Scott. At the end of the 18th century nearby Sandyknowe farm was tenanted by Scott's grandfather. The poet spent some of his formative years in the farmhouse, a short distance from Smailholm Tower which can be seen from Cove house, approximately two miles to the south (see below).

The nearest main settlement is Earlston with a good selection of local services, shops, pubs and a small supermarket. From Cove House it is an easy commute to Edinburgh and there are good road connections to all the main Border Towns. Cove House is in the catchment area for Kelso primary schools and high school. The A68 that passes through Earlston is the main route between Edinburgh and Newcastle. It is ideally suited for those wishing to take advantage of the wealth of recreational opportunities available in the Scottish Borders, an area renowned for its unspoilt beauty, strong equestrian tradition and rich variety of sport. Driven grouse, pheasant and partridge shooting are available locally together with salmon fishing on the Rivers Tweed and Teviot. There are endless opportunities for walking and riding and for the golf enthusiast there are a number of courses in the area including the championship Roxburghe course at Kelso.



Directions

Head east out of Earlston on A6105. About a mile east of the village fork right on to the B6397. After approximately two miles the road turns sharp left. The entrance to Cove House is almost immediately on the right.

Description

Cove House occupies an elevated position, with mature trees (on neighbouring land) forming the backdrop. The house commands wonderful views to the south, south-east and west over a patchwork of fields to the Cheviot Hills in the far distance, with Smailholm Tower and the village of Smailholm in the middle distance. Dating from the early part of 19th century, Cove House is a traditionally built stone and slate farmhouse. It is situated just to the south of the former steading which encloses an elongated courtyard at the rear.

In recent years an extension was added to the western gable of the house. This provides an entrance hall, shower/utility room/wc and a modern kitchen. Otherwise the house is unmodernised and requires significant upgrade. Although containing the one bedroom annex, the outbuildings otherwise are in a poor state of repair. That said, subject to obtaining the necessary consents, Cove House has significant scope for redevelopment. The majority of the land slopes away to the south. It is productive grazing land and capable of producing good crops of hay and/or silage.



Cove House is a registered agricultural holding – reference number 266/0053.

(See the floor plans for room layout and dimensions of Cove House.)

Services

Mains electricity; private water supply and private drainage to a septic tank. Hot water is sourced from an immersion-heater; the multi-fuel stove feeds the radiators. Fibre To The Premises (FTTP) Broadband from BT Openreach. These services have not been tested and therefore there is no warranty from the agents.

EPC

Cove House Farmhouse – E
Cove House Cottage – F

Outgoings

Smailholm House - Council Tax Band C

Conditions of Sale

1. Fixtures and Fittings

Items not specifically mentioned within the sale particulars are not included in the sale, but may be available for purchase at separate valuation.

2. Title

The subjects are sold under the conditions in the Title Deeds, rights of way (if any), water rights affecting the same, whether shown in the Title Deeds or not. They will be sold as possessed by the Seller and no warranty is given.

3. Deposit

On conclusion of missives a deposit of 10 per cent of the purchase price will be paid with the balance due at the date of entry. This deposit will be non-returnable in the event of a purchaser failing to complete the sale for reasons not attributable to the Sellers or their agents.

Tenure

Freehold with vacant possession.

Entry

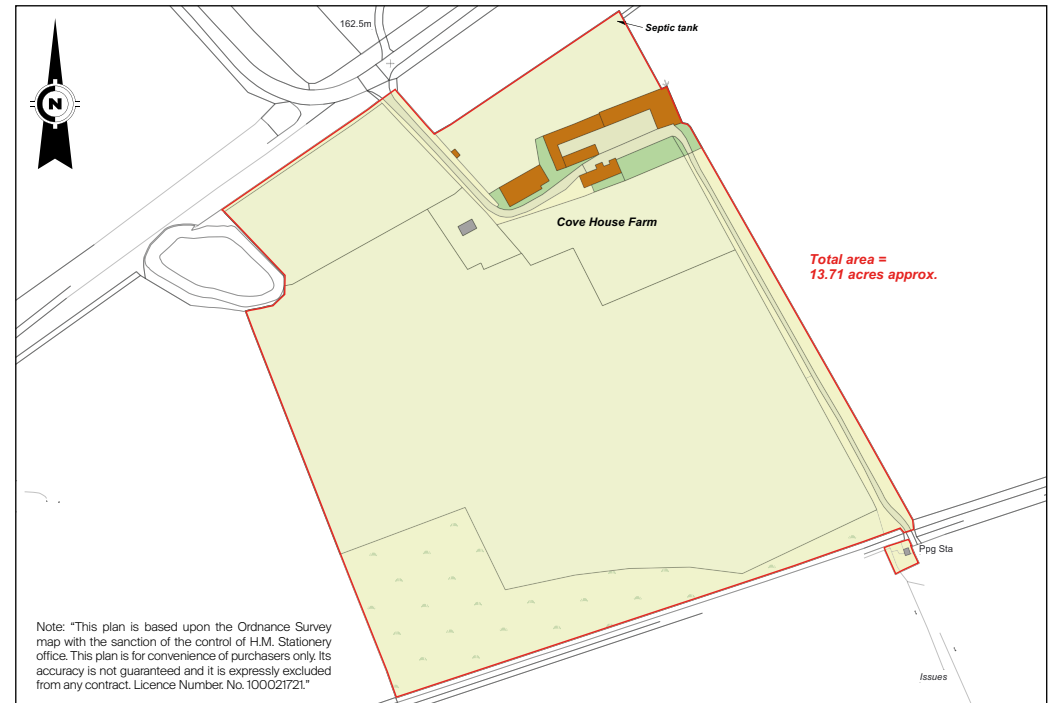
By arrangement.

Viewing

Viewing is strictly by prior appointment with the Sole Agents Knight Frank LLP. Prior to making an appointment to view, Knight Frank LLP strongly recommend that you discuss any particular points which are likely to affect your interest in the property with a member of staff who has seen the property in order that you do not make a wasted journey.

Closing Date

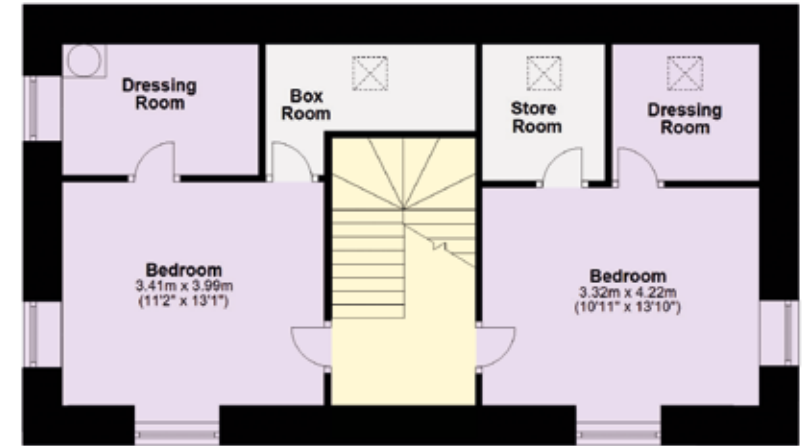
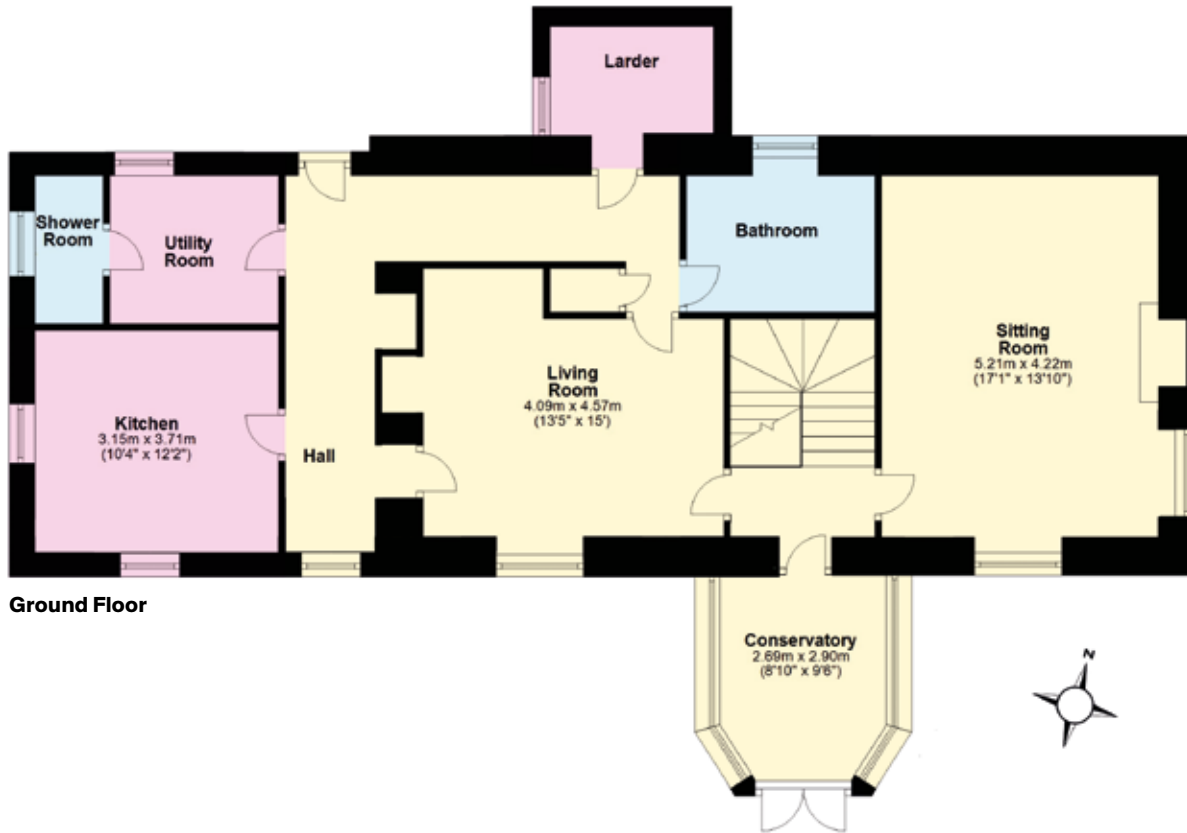
A closing date by which offers must be submitted may be fixed later. Anyone who has informed the Selling Agents in writing that they intend to make an offer will be sent a letter drawing their attention to the Closing Date.



- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside

Approximate Gross Internal Floor Area
1680.2 sq ft / 149.4 sq m

This plan is for guidance only and must not be relied upon as a statement of fact.
 Attention is drawn to the Important Notice on the last page of the text of the Particulars.



Connecting people & property, perfectly.

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>. Particulars dated June 2021, Photographs dated June 2021 Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address. Brochure by wordperfectprint.com.



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