



## Catch-a-Penny Cottage, Town Yetholm, TD5 8BX



Offers Over £265,000

- Detached Period Cottage
- Kitchen / Diner
- Shower Room & Bathroom
- Oil-Fired Central Heating
- Large Garden to the Rear



2



2



1

EPC E



C

- Living Room with Stove
- Utility Room / Workshop
- 2 Double Bedrooms
- Gated Parking to the Side
- Category C Listed Building

Interested In  
viewing this property?

Viewing by appointment only with Melrose & Porteous

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## Catch-a-Penny Cottage, Town Yetholm, TD5 8BX

### LOCATION:

Catch-a-Penny Cottage, a charming and historic single-storey, three-bay cottage nestled in the picturesque Scottish Borders countryside. This characterful home enjoys a tranquil setting just outside the village of Town Yetholm, positioned at the junction of the B6352 and Cherrytrees Road. Surrounded by rolling landscapes and rich in local heritage, the cottage offers a peaceful rural lifestyle while remaining conveniently accessible. Town Yetholm provides a selection of essential amenities for day-to-day living, while the vibrant market town of Kelso, located approximately 6 miles away, boasts a comprehensive range of shops, eateries, leisure facilities, and cultural attractions. Offering the best of both worlds with scenic rural charm with practical connectivity - Catch-a-Penny Cottage is an ideal retreat for those seeking character, history, and countryside living.

### DESCRIPTION:

Catch-a-Penny Cottage is a beautifully preserved example of 19th-century rural Scottish architecture, reflecting the historical character of the Yetholm area and its development over time. This charming Category C Listed building is believed to have once served as a toll house, hence the name and later as a blacksmith's residence. Lovingly maintained and sensitively enhanced by its current owners using traditional methods, the cottage has been carefully preserved for future generations to enjoy. The ground floor comprises a spacious living room with a wood-burning stove, a shower room, a laundry cupboard, a dining kitchen, and a workshop/utility room. Upstairs, there are two double bedrooms and a bathroom. The property benefits from oil-fired central heating and is presented in good decorative order throughout.

### EXTERNALLY:

To the side, a gate opens through the stone wall with its own built in post box onto a gravel pathway that leads to the front door. The rear garden gracefully cascades down the hillside, accessed by winding steps. At the bottom of the slope lies a large, private garden—an ideal retreat with potential to be transformed into a productive working garden. There is also vehicular access and a level patio, perfect for enjoying morning coffee or entertaining outdoors.

### SERVICES:

Mains Electric & Water. Septic Tank Drainage.



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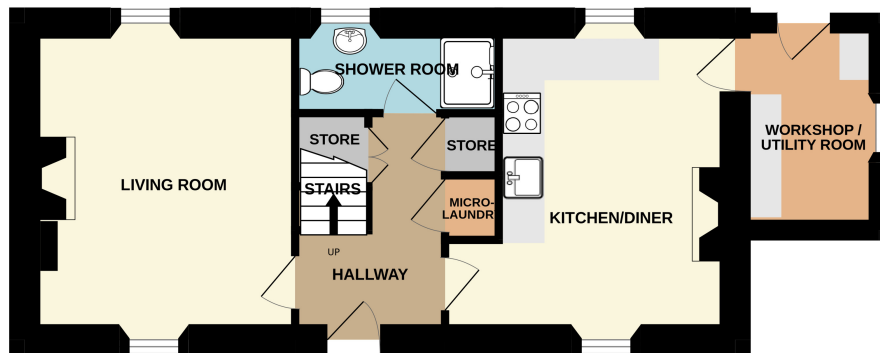




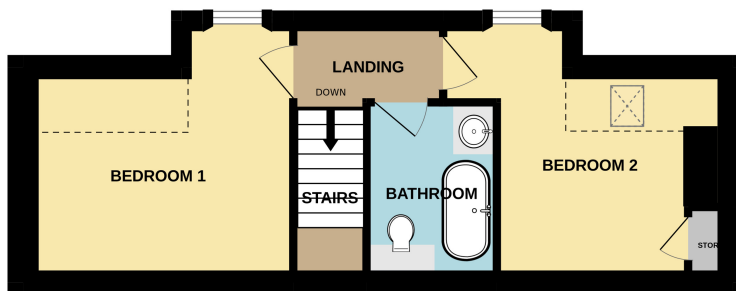
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## FLOOR PLAN:

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## ACCOMMODATION:

- HALL (3.27M X 2.16M) at widest
- DINING KITCHEN (4.59M X 3.41M)
- UTILITY ROOM / WORKSHOP (2.99M X 2.08M)
- BEDROOM 1 (3.94M X 3.20M)
- BEDROOM 2 (4.31M X 3.10M) at widest
- LIVING ROOM (4.56M X 3.90M)
- SHOWER ROOM (2.79M X 1.20M)
- LANDING (1.93M X 1.08M) at widest
- BATHROOM (2.50M X 1.59M)

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#### IMPORTANT INFORMATION:

By mutual arrangement. Home report available. Additional arrangements through agents Offers should be submitted to Melrose & Porteous, 47 Market Square, Duns, Berwickshire, TD11 3BX (DX 556 522 DUNS) Only those parties who have formally requested their interest may be advised of any closing date fixed for offers. These particulars are for guidance only. All measurements were taken by a laser tape measure and may be subject to small discrepancies. Although a high level of care has been taken to ensure these details are correct, no guarantees are given to the accuracy of the above information. While the information is believed to be correct and accurate any potential purchaser must review the details themselves to ensure they are satisfied with our findings.



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