Lindores Cottage, Hume, TD5 7TR

Offers Over £310,000

- Semi-Detached Cottage
- Bathroom, Shower Rooms & WC
- Living Room & Snug with Stoves
- Tiered Cottage Garden
- Castle & Countryside Views
- 2 Bedrooms (Master with En-suite)
- Kitchen / Diner & Utility Room
- Quality Finishes Throughout
- Stunning Hamlet Setting
- Parking, Garage & Sitooterie

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LOCATION:

Hume is a charming rural hamlet in the Scottish Borders, set amidst some of the area's most beautiful rolling countryside. Steeped in history and best known for the striking Hume Castle which can be seen for miles, the village offers a peaceful and picturesque setting while remaining within easy reach of Kelso and the wider Borders. With excellent opportunities for walking, cycling and enjoying the surrounding countryside, Hume is an appealing choice for those seeking a quieter lifestyle without sacrificing nearby access to local amenities and transport links.

DESCRIPTION:

Lindores Cottage exudes heritage charm from the moment you arrive. Nestled in the heart of the village, between Hume Castle and Hume Crags, its quirky sloping roofline and neat façade create the character and appeal of a historic country cottage. What is less apparent, however, is that Lindores Cottage is essentially a newly rebuilt home. The current owners sympathetically stripped the original property back to three walls before undertaking a meticulous reconstruction, combining modern building standards with the character and charm of the original cottage. This spacious two-bedroom semi-detached home has been thoughtfully designed to maximise everyday living, creating a welcoming and versatile space for both family life and entertaining. The ground floor opens into a well-defined entrance area, which flows through to the living room on one side and the breakfasting kitchen and snug on the other. The accommodation is completed by a shower room, utility room and gardeners' WC. Upstairs, there are two well-proportioned double bedrooms. The principal bedroom benefits from a dressing area and en-suite shower room, while the family bathroom features a bath and separate shower cubicle. Exceptional attention to detail is evident throughout, both inside and out. Further features include oil-fired central heating, wood-burning stoves, quality appliances and a high standard of fixtures and finishing throughout. Lindores Cottage offers the rare combination of traditional village character and the comfort, efficiency and quality of a newly reconstructed home.

EXTERNALLY:

The beautiful, tiered cottage garden is clearly another labour of love and is full of delightful surprises. Herb gardens, terraces, mature trees and secluded areas create a wonderful sense of privacy, while attractive views extend from the garden over Lindores Cottage towards Hume Castle and across the surrounding countryside. Further thoughtful additions include a charming ‘sitooterie’, complete with its own stove and solar power, making it a wonderful space to enjoy throughout the seasons. The property also benefits from driveway parking leading to a garage, which incorporates clever storage above, accessed at first-floor level from the tiered garden. A patio area provides an ideal spot for outdoor entertaining, while a viewing platform at the very top of the garden gives the perfect view over the garden, cottage, Hume Castle and the countryside beyond.

SERVICES:

Mains Electric & Water. Septic Tank Drainage and Oil-fired Heating. NOTE: Some artwork and fitted features are not included and will be removed.

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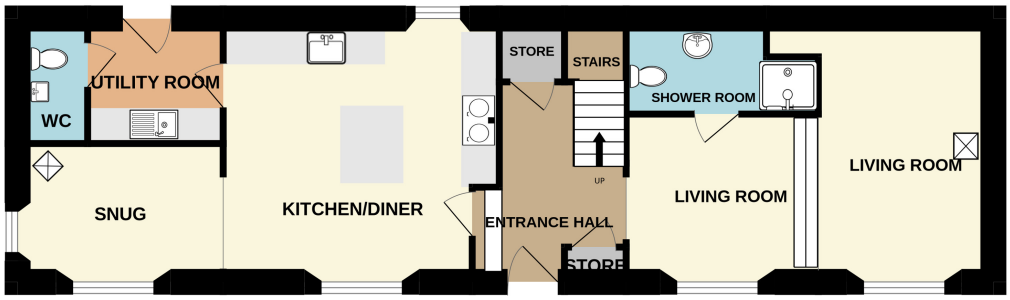
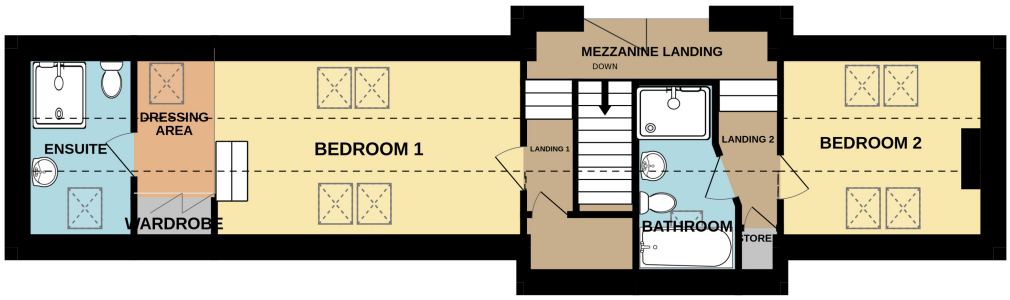
FLOOR PLAN:

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:

- ENTRANCE HALL (3.74M X 1.93M)
- SNUG AREA (3.55M X 2.69M)
- GARDENERS' WC (2.17M X 1.09M)
- LIVING ROOM LOWER LEVEL (4.57M X 3.03M)
- MEZZANINE WITH JULIET BALCONY (4.48M X 1.09M)
- BEDROOM 1 (4.74M X 3.72M)
- EN-SUITE SHOWER ROOM (3.83M X 1.98M)
- FAMILY BATHROOM (3.40M X 1.78M) at widest
- KITCHEN / DINER (4.79M X 4.55M)
- UTILITY ROOM (2.30M X 2.17M)
- LIVING ROOM FIRST LEVEL (3.32M X 2.90M)
- SHOWER ROOM (3.05M X 1.57M)
- LANDING 1 (1.64M X 0.93M)
- RAISED DRESSING AREA (2.55M X 1.31M)
- LANDING 2 (2.17M X 1.09M) at widest
- BEDROOM 2 4.12M X 3.02M) at widest

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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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