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



- Detached Period Cottage
- Kitchen / Diner
- Shower Room & Bathroom
- Oil-Fired Central Heating
- Large Garden to the Rear
- Living Room with Stove
- Office / Craft Room
- 2 Double Bedrooms
- Gated Parking to the Side
- Category C Listed Building

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LOCATION:

Catch-a-Penny Cottage is a charming detached 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, an ideal retreat for those seeking character, history, and countryside living.



DESCRIPTION:

Catch-a-Penny Cottage is a beautifully preserved example of traditional 19th-century Scottish architecture, rich in character and reflecting the unique heritage of the historic nearby village of Yetholm. This charming Category C Listed property is believed to have originally served as a toll house before later becoming a blacksmith's residence, adding to its fascinating history and distinctive appeal. Lovingly maintained and thoughtfully enhanced by its previous owners, the cottage has been carefully restored using traditional methods, preserving its original features, timeless character and rustic charm while offering understated luxury. The ground floor offers a welcoming and generously proportioned living room, complete with a wood-burning stove that creates a warm and inviting focal point. A well-appointed kitchen / diner provides the perfect space for relaxed everyday living and entertaining, complemented by a convenient shower room and discreet laundry cupboard. A rear office area lies off the kitchen, currently used as a craft room, enjoys peaceful views across the private garden, offering a tranquil space to unwind or pursue creative interests. Upstairs, two beautifully presented double bedrooms provide comfortable accommodation, accompanied by a compact yet luxurious bathroom, thoughtfully designed to maximise both comfort and style. The property further benefits from oil-fired central heating and is presented in excellent decorative order throughout. Original architectural details, quirky period features and carefully restored elements combine to create a home of exceptional charm and individuality, celebrating the authentic character of a traditional Scottish cottage while embracing the comforts of modern living.



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 which is 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. Oil-fired Heating & Wood-burning Stove.

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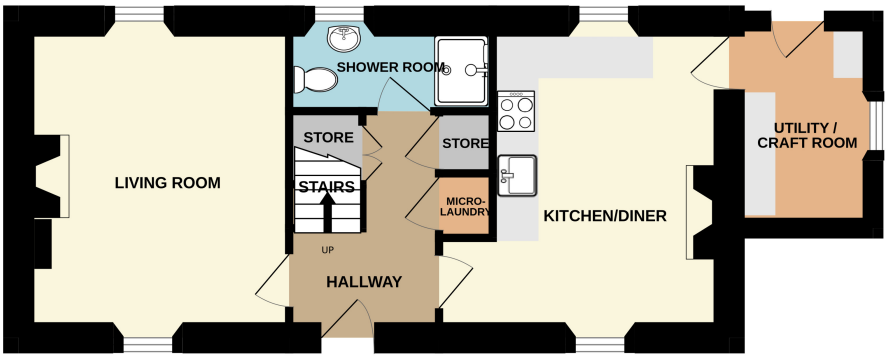
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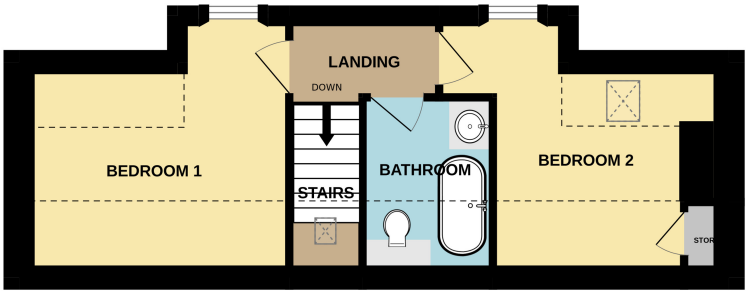
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FLOOR PLAN:

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 / CRAFT ROOM (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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