



Fox Covert ,Kaimflat, Kelso, TD5 7QN



Offers Over £550,000

- Expansive Barn Conversion
- Porch Entrance & Reception Hall
- Master Bedroom with Luxury En-suite
- Wet room/Bathroom & Utility Room
- Rural Location Close to Kelso
- Vaulted Kitchen / Dining / Living Room
- Family Room with Wood-burning Stove
- 3 Double Bedrooms & Cinema Room
- Garden, Outbuildings & Parking
- Rustic Design & Decor

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viewing this property?

Viewing by appointment only with Melrose & Porteous

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### LOCATION:

A rural property which lies approx. 4 miles north of the thriving and historic market town of Kelso. Kaimflat is set around a mile off the B6461 Kelso to Eccles Road.

### DESCRIPTION:

Originally forming part of the traditional 18th century farm steading adjacent to Kaimflat Farmhouse. Fox Covert has been cleverly designed to create a rustic conversion. The barn conversion has an expansive floor area of approx. 418m<sup>2</sup> and designed to create a luxurious home without compromising its original structure. The envelope of this stone building has been ingeniously conserved with the previous openings redesigned into doors and windows. Internally, the conservation continues with the lofty main living area which stretches over 11m with its timber columns, beams, and vaulted ceiling. The kitchen / dining / sitting room has a dramatic feel with the large bespoke bifold door / window which almost fills the end wall. A timber clad porch gives access to the large reception hall, which gives further access to the rest of the property. The ground floor has a wet room, large utility/boiler room, 3 double bedrooms and a home cinema room. The stairs from the reception hall open out into a bright spacious family room with windows, rooflight and a Juliet balcony. The family room has a wood-burning stove at one end and fitted bookcases and viewing gallery to the vaulted living area below. The master bedroom suite is also on the first floor with high coomb ceilings, walk-in wardrobe and luxury fitted bathroom with a further Juliet balcony.

### EXTERNALLY:

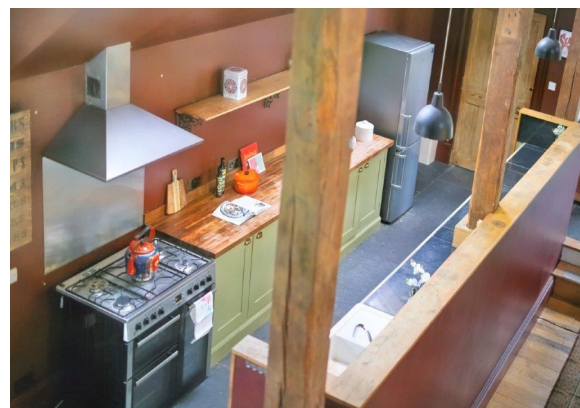
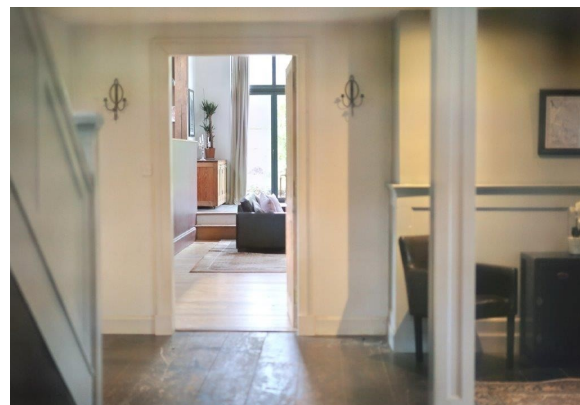
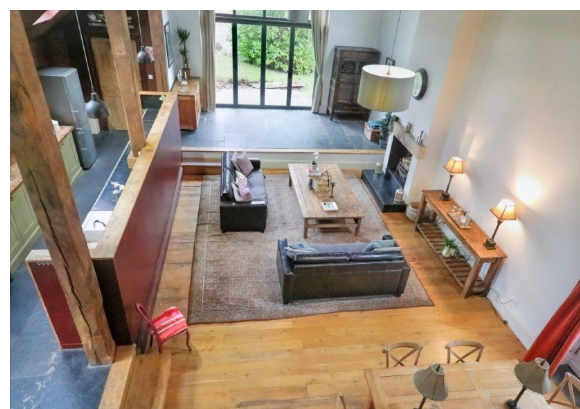
The property is approached through a gated access from the private road and has parking for several cars. The front garden is private and walled with another barn conversion which has been designed not to look into the courtyard style garden. There are outbuildings to one end which are linked to the barn. The rear garden is mainly laid to lawn and with a few mature trees and bushes.

### SERVICES:

Mains Electricity & Water. Electric & Solid Fuel heating  
Septic Tank Drainage

### 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.



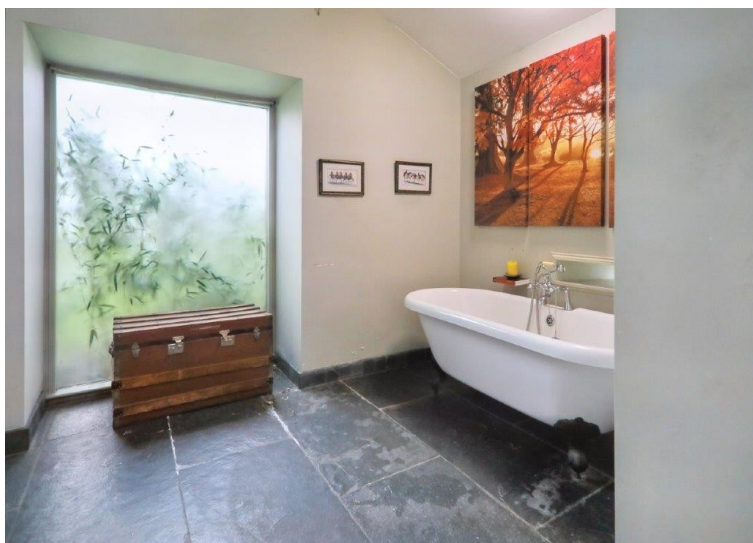
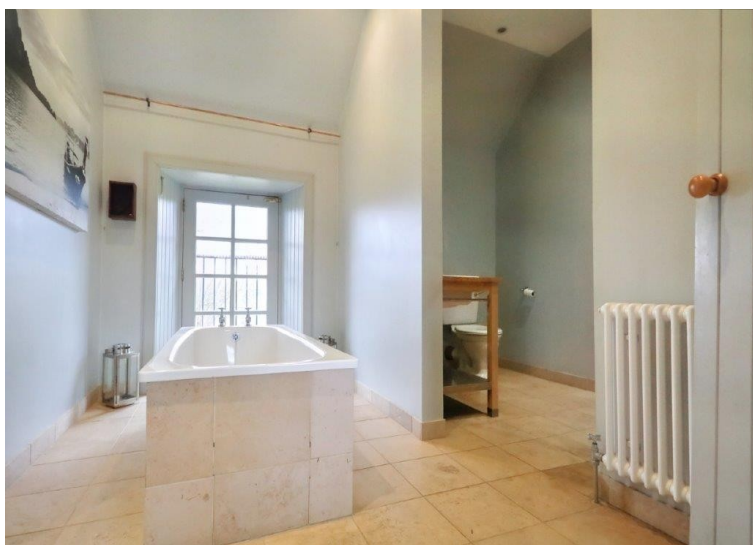
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FLOOR PLAN:



ACCOMMODATION:

- PORCH (2.21M X 1.55M)
- KITCHEN AREA (9.33M X 2.45M)
- DINING / LIVING AREA (11.29M X 5.38M)
- UTILITY / BOILER ROOM (4.90M X 2.52M)
- STORE (3.21M X 1.15M)
- BEDROOM 3 (4.53M X 3.49M)
- HOME CINEMA ROOM (5.67M X 3.37M)
- BEDROOM AREA (5.31M X 5.31M)
- LUXURY EN-SUITE (3.67M X 3.57M)
- RECEPTION HALL (8.35M X 5.27M) at widest
- PANTRY (1.94M X 1.66M)
- HALLYWAY / CLOAK AREA (2.93M X 1.66M)
- BATHROOM / WET ROOM (6.75M X 3.11M) at widest
- BEDROOM 2 (6.08M X 2.87M)
- BEDROOM 4 (4.22M X 3.68M)
- FAMILY ROOM (13.77M X 5.33M) including stairwell.
- WARDROBE AREA (3.44M X 1.10M)

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