



Westow House, High Street, Coldstream - TD12 4AG

Offers Over £440,000

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Westow House, High Street

Coldstream

Westow House is a distinguished example of early Victorian architecture and a B Listed property that offers extensive and highly flexible accommodation spread across four floors, including a basement. This impressive home must be viewed in person to be fully appreciated. At the rear, the property reveals one of the most captivating views in Coldstream, with a stunning outlook over the River Tweed.

- Envious position overlooking the River Tweed
- 4 Bedroom property
- End of terrace
- Large garage
- Large south facing garden
- Period features

Accommodation Comprises

Ground Floor: Reception Hall, Sitting Room, Dining Room, Dining Kitchen

First Floor: Three Double Bedrooms (one with dressing room), Family Bathroom, Separate WC

Second Floor: Large Double Bedroom, Storage Room

Lower Ground Floor: Playroom/Snug, Bathroom, Utility/Laundry Room, Larder

Garden and Grounds: Large South Facing Garden, Garage, Gravelled Path & Seating Area.



Property Description

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Entering Westow House from the High Street, you are welcomed into a grand reception hallway, which leads to a formal dining room at the front and a spacious, dual aspect sitting room which benefits from an open fire. The dining kitchen lies at the rear, enjoying breathtaking views over the garden and the River Tweed beyond.

Ascending the grand curved staircase the first floor comprises of three double bedrooms, one of which featuring a large dressing room which would make a wonderful nursery or study, a beautifully modernised family bathroom featuring a traditional freestanding suite and a shower, and an additional WC for added convenience. Up a secondary staircase from the first floor, the second floor features an additional double bedroom and a storage room.

The main central staircase continues down from the ground floor to the basement level. Midway, a half landing provides access to a rear porch that opens directly onto the garden. The basement itself offers a range of practical and versatile spaces, including a cosy snug or playroom, a utility room, a larder/store, and an additional bathroom, ideal for modern family living or guest accommodation.

Externally, Westow House boasts a large and well-established South facing garden sat in an elevated position over nuns walk and the River Tweed. This spectacular and private space has been landscaped with a combination of well-established herbaceous borders, gravel paths, decking and mature shrubs and trees. A convenient large garage is situated just along the street to complete this wonderful, home.











General Remarks

What3words

<https://w3w.co/firms.idealists.nasal>

Tenure

Freehold

Council Tax

Band E

Energy Efficiency Rating

Band E

Local Authority

Scottish Borders Council

Services

Mains Gas, Drainage, Electricity and Water.

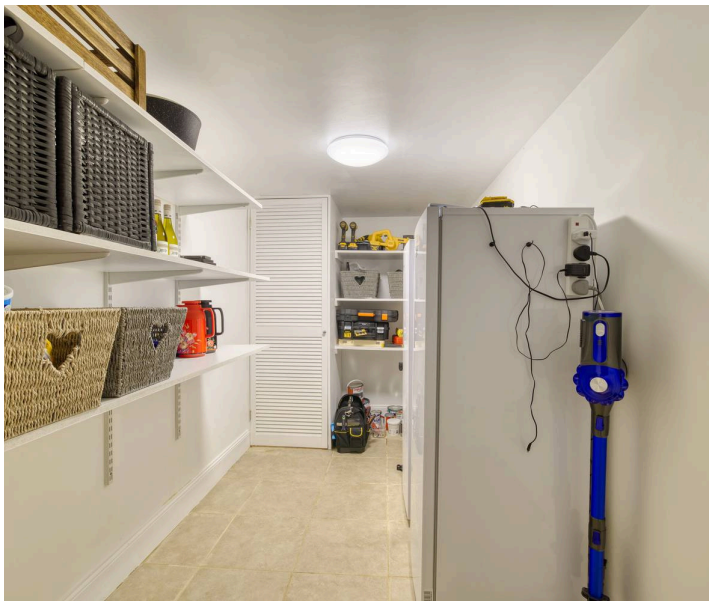
Fiber Broadband Available

Fixtures and Fittings

All fitted carpets, curtain poles, blinds, light fittings and integrated appliances form part of the sale.

Listing and Conservation

Westow House is Grade B Listed and sits within the Coldstream Conservation Area.









Area Insights

Westow House enjoys what is arguably one of the finest outlooks in the town, with an exceptional rear view over the River Tweed. The historic Coldstream Bridge and Marjoribanks Monument provide a dramatic and unique backdrop. The south-facing gardens are beautifully landscaped and immaculately maintained, stretching down to Nuns Walk. Gated access leads directly to Tweed Green and the riverside walking trails that surround Coldstream, making this a perfect spot for enjoying the outdoors. Coldstream is a picturesque and historic town nestled on the banks of the River Tweed, renowned for its rich heritage and strong sense of community. As the birthplace of the Coldstream Guards, one of the oldest regiments in the British Army, the town is steeped in character and tradition. It offers an excellent range of local amenities including a Co-op supermarket, a high-quality butcher and baker, a medical centre, a well-equipped children's playpark, several takeaway restaurants, and attractions such as the Coldstream Museum and the nearby Hirsell Estate.

Approximately nine miles away, the market town of Kelso adds further convenience and charm. It features a wider selection of shops, restaurants, and leisure facilities, including a swimming pool, fitness centre, and two excellent golf courses, the championship course at the Schloss Hotel and the scenic Kelso Golf Club. Kelso is also home to the famous racecourse and historical sites like Kelso Abbey and Floors Castle. The surrounding area offers a wealth of attractions, from the parklands of The Hirsell and the stately Paxton House to the unspoilt coastline around St Abbs and Coldingham. For those who enjoy exploring the great outdoors, the nearby Northumberland National Park and Cheviot Hills provide excellent walking and cycling routes, all just a short 20-minute drive away. The historic Border towns of Melrose and Jedburgh are also within easy reach and offer further cultural and leisure opportunities. Despite its tranquil and rural setting, Coldstream is extremely well connected.

The A697 provides easy road access to Edinburgh, Newcastle, and Berwick-upon-Tweed. Berwick, just a 20-minute drive away, offers a mainline railway station with fast and regular services to both Edinburgh and London, the latter being reachable in under 3½ hours. This makes Coldstream an ideal location for those seeking a peaceful lifestyle without sacrificing connectivity.



Useful Links

Coldstream Butcher -

<https://www.gjsandersonbutchers.co.uk>

Coldstream Medical Centre -

<https://www.coldstreamhc.co.uk>

Coldstream Bakers -

<http://www.trottersfamilybakers.co.uk/index.php?page=coldstream-shop>

Coldstream Primary School -

https://www.scotborders.gov.uk/directory_record/20101/coldstream

Hirsel Golf Club - <https://www.hirselgc.co.uk>

Kelso Swimming Pool -

<https://www.liveborders.org.uk/health/swimming/swimming-pools/kelso-swimming-pool>

Kelso Fitness Centre - <http://www.abbeyfitness.co.uk>

Kelso High School - <https://www.kelsohighschool.org.uk>

Longridge Towers - <https://lts.org.uk>

Kelso Rugby Club - <https://www.kelsorfc.co.uk>

Kelso Races - <https://www.kelso-races.co.uk>

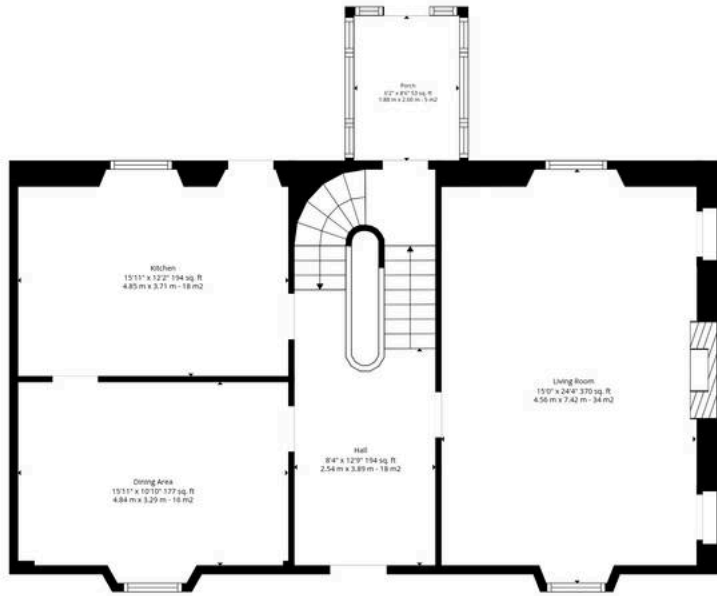
Schloss Hotel and Golf - <https://schlosshotel-roxburghe.com/en/home>

Kelso Golf Course - <http://www.kelsogolfclub.co.uk>

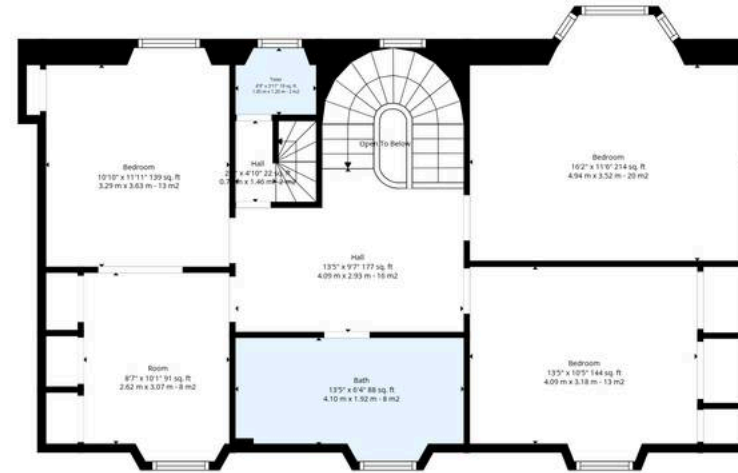
Paxton House - <https://paxtonhouse.co.uk/>

The Hirsel -

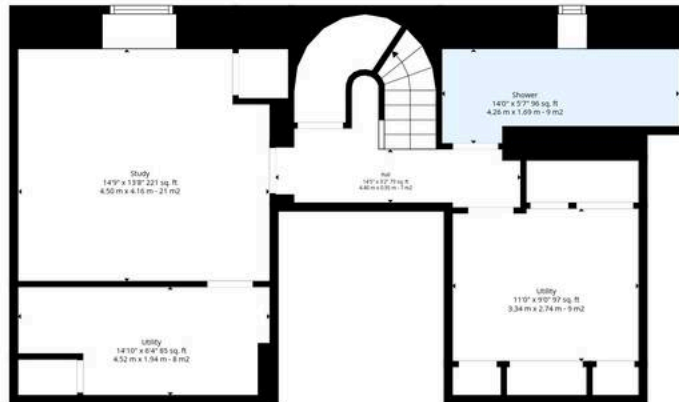
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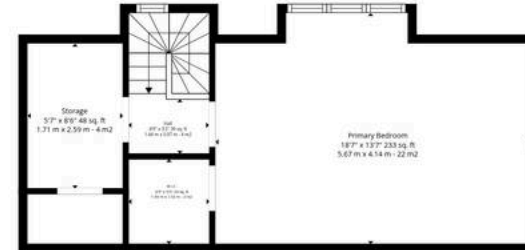
Ground Floor



First Floor



Basement



Second Floor

Total: 2784 sq. Ft, 258 m²

Basement: 522 sq. Ft, 48 M2, Ground Floor: 970 sq. Ft, 90 M2, First Floor: 968 sq. Ft, 90 M2, Second Floor: 324 sq. Ft, 30 m²
 Excluded Areas: Utility: 191 sq. Ft, 18 M2, Porch: 53 sq. Ft, 5 M2, Open To Below: 6 sq. Ft, 1 M2,
 Storage: 48 sq. Ft, 4 M2, Walls: 259 sq. Ft, 25 m²

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.







Compliance

All successful bidders will be subject to third party proof of funding and AML (Anti Money Laundering) checks. These checks will consist of proof of address, proof of ID and proof of how the purchase is being funded. Please note there will be a charge of £25 + VAT £30 total per individual. To find out how we process Personal Data, please refer to our privacy policy: <https://www.patonandco.com/privacy-policy/>

Misrepresentations

1. The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor Paton & Co, the selling agent, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent. 2. The Purchaser(s) shall be deemed to acknowledge that he/she has not entered into contract in reliance on the said statements, that he/she has satisfied himself as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property. 3. Any error, omission, or misstatement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.

Important Notice

Paton & Co, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either in writing or by word of mouth. Any information given is entirely without responsibility on the part of the agents or the sellers. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and it should not be assumed that the property remains as photographed. Any error, omission or misstatement shall not annul the sale, or entitle any party to compensation or recourse to action at law. It should not be assumed that the property has all necessary planning, building regulation or other consents, including for its current use. Paton & Co have not tested any services, equipment, or facilities. Purchasers must satisfy themselves by inspection or otherwise and ought to seek their own professional advice. 3. All descriptions or references to condition are given in good faith only. Whilst every endeavour is made to ensure accuracy, please check with us on any points of especial importance to you, especially if intending to travel some distance. No responsibility can be accepted for expenses incurred in inspecting properties which have been sold or withdrawn. 4. The property is sold subject to and with the benefit of all servitude rights, burdens, reservations, and wayleaves including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes whether contained in the title deeds or informally constituted and whether or not referred to above. 5. These particulars and plan are believed to be correct, but they are in no way guaranteed. Any error, omission or misstatement shall not annul the sale or entitle any party to compensation nor in any circumstances give grounds for action at law. 6. 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. 7. Paton & Co Estate Agents LLP does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let, or withdrawn.



Paton & Co

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