

Property reference number: - 2105-1534 (nr MELROSE)

Home to a couple who are looking to house swap in the Scottish school holidays.

KEY INFORMATION...

Bedrooms available:-	Double :- 1 (king-size), twin:- 1, with 2 single beds; (max 4 people)
Children welcome?:-	Yes children are welcome
Pets that live here:-	They have chickens which will need food and water please, and they will reward with fresh eggs every day!
re-dogs	They would consider a dog staying as long as it won't bark at the chickens.

Originally built in 1847, this upper floor home is a converted and extended toll house for the Mertoun Bridge. Central in the Scottish Borders it is located on the bank of the picturesque meandering river Tweed. With views of the river to the south and of the iconic Eildon hills to the north this home is surrounded by rural beauty.



While being walking distance to the village of St Boswells, it is actually a standalone rural property with the nearest shop & eating place being a 20-minute walk, 2-minute drive away. St Boswells is a small historic town with a 'Main Street,' on which are a small selection of shops, café's, petrol station etc. Melrose, Kelso, Selkirk & Jedburgh are popular tourist towns, all within 10 miles of the home. This is a truly marvellous location to holiday, and a fascinating home too! *See information below & area websites.*

This upper-home has a 1980's extension and includes a balcony with seating, a large kitchen/diner, Smart TV in the living room, a conservatory and two bathrooms. Their beautiful, medium-sized enclosed garden is laid to lawn, with flower borders, shrubs, trees and a small patio with table & chairs. There is a greenhouse and vegetable patch, and house-swappers are asked to water if staying during a dry spell, and they are welcome to any veg that is ready!

The couple attend Hope Church Borders which is New Frontiers (Baptist plant). Pre-Covid, this had a congregation of about 100 people on Sunday mornings with a contemporary style of worship. This is very much an all-age church with many families and young adults.

More info on their website:- www.hopechurchborders.org.uk

Sport and Leisure	St Boswells tennis courts and golf club; Laidlaw memorial (swimming) pool - Jedburgh; Winter ice rink and Golf Club- Galashiels; many local cycling trails - from the doorstep.
Free children's play area	Village play parks in St Boswells. Adventure park with indoor areas and coffee shops at Harestanes (7 miles)
Local places of interest	Born in Scotland: Walks by river through a golf course. Children's play area, shop with local goods, café, distillery, brewery, mini-beast safari & sledging. Harestanes: Lovely walks along the river Tweed. Accessible children's adventure park. Locally-owned and run stands serving ice cream, coffee,

<p>Local places to visit contin.</p>	<p>smoothies, wraps, waffles etc. <i>[12 min drive]</i> Smailholm Tower: Originally built in the 15th/16th century. Nice view from the top of Lady Hill, Kelso. <i>[8 min drive]</i> Peinelheugh: Hill walk with Waterloo Monument on top. You can park at Harestanes which is a good hours walk, or at the entrance to the woodland path taking you up to the tower. "We recommend you book the key to the Monument in advance from the Lothian Estates office in Bonjedward for £5. Tower- approx 250 steps with amazing views from the top. <i>[20 min drive]</i> Kelso: A market-town located where the Tweed and the Teviot have their confluence. Places to visit: the abbey, Sheddon park, Floors Castle & Gardens, Rutherford's micro-pub, swimming pool, pubs, restaurants, bars, monthly farmer's market & coffee shops. <i>[10 min drive]</i> The Eildons: The three summits of the Eildon Hills are a celebrated landmark in the Borders and can be seen from our house. They make for a classic half-day, yet steep, hill-walk from Melrose. <i>[12 min drive]</i> Melrose: Historic market-town, home of seven's rugby and famed for its abbey. Many restaurants, pubs, cafés & independent shops. <i>[10 min drive]</i> St Mary's Loch <i>[44 min drive]</i> Abbeys: Many beautiful historic abbeys to visit, only a short drive away. St Cuthbert's Way <i>[1 min walk away]</i> Abbotsford House : The home of Sir Walter Scott, with café, gardens and walks along the river. <i>[12 min drive]</i></p>
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<https://www.visitscotland.com/info/towns-villages/melrose-p242311>

<https://www.dayoutwiththekids.co.uk/things-to-do/south-scotland/scottish-borders/melrose>



From Paul in Kent ref-1519 Top marks for all categories! This really is a wonderful location, and hosts had even organized great weather! The garden was particularly pretty with good vegetables. It is a large spacious house and the amenities are excellent.



www.visitscotland.com/info/towns-villages/st-boswells-p240971

View from the house.... And the chickens!



left - Mertoun Bridge