

# THE STABLES

MELROSE • ROXBURGHSHIRE



# THE STABLES

NETHERRAW MILL • MELROSE  
ROXBURGHSHIRE • TD6 9EP

*A wonderful steading conversion with  
impressive “green” credentials*

## Accommodation and amenities

Hall/dining room • Open plan kitchen/breakfast room/living room  
Family room • 4 bedrooms  
3 bath/shower rooms (1 ensuite) • Utility room

Enclosed courtyard • Timber tool shed • Garage • Fuel store

Large garden area

In all about 0.86 acres

For sale as a whole

Melrose 9 miles • Kelso 17 miles • Edinburgh 46 miles  
(Distances approximate)



**These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the text.**



## Situation

The Stables is situated in the heart of the Scottish Borders in magnificent countryside approximately 9 miles south of Melrose. Every day amenities, including good schooling that can be found in St Boswells, Melrose (where the Borders General Hospital and the terminus for the restored Borders train service to Edinburgh are also situated) and Selkirk, and a wider range of facilities are available in Edinburgh (46 miles) and Galashiels (11½ miles).

Melrose is very picturesque and has some wonderful shops and St Marys Preparatory School. Kelso, on the banks of the River Tweed, has a good selection of shops, its own race course and swimming pool. The Stables is accessible from both the north and south. Edinburgh, lying 46 miles to the north, has an international airport and an intercity rail service, while Berwick-upon-Tweed (40 miles), to the east, has a main line station (current journey time to London approximately 3½ hours). The Borders is well known for its wealth of sporting and recreational opportunities and The Stables is an ideal base for those who enjoy walking, cycling, riding, golf and fishing.

## Directions

From the A68, turn off at St. Boswells on the A699 signposted Selkirk. After approximately three miles turn left onto the B6359 signposted Lilliesleaf. Proceed on this road for about three miles and bear left over the bridge which runs over the Alewater, again signposted Lilliesleaf. After half a mile turn left onto the B6400 and follow the road for a further half mile. Turn right at the next turning signposted Minto and Denholm. The turning for Netherraw Mill is on the right hand side after approximately ¾ of a mile. The Stables is the last house on the left, accessed by a tree-lined private drive.

## Description

The Stables, Netherraw, is situated in a picturesque and peaceful rural location. Steading conversions of the quality of The Stables rarely come to the market and are particularly scarce in the Borders. Predominantly built of stone under a slate roof, The Stables incorporates many modern features not least a ground source heat pump giving under-floor heating throughout the house and a useful quarterly Renewable Heat Incentive payment each quarter. Maximum use has been made of the space available; the rooms are well-proportioned with generous ceiling heights. Large windows and

sliding doors maximise natural light throughout much of the house. The hall doubles as a dining room whilst bedroom 4, on the ground floor, can also be used as an office/study. Sliding windows allow direct access across the courtyard from the kitchen to the family room. The house was completed in 2013 and has been finished to an exceptionally high standard. There is plenty of storage space throughout the house.

(See floor plans for room layout and dimensions)

## Gardens and Grounds

Most of the garden lies to the south of the house with a wooded area to the west. The drive makes its way around the house to a large parking area at the front door adjacent to which is a large lawn. Close by is a timber tool shed/garage and wood store.

## Services

Mains electricity; shared private water supply from bore hole; shared septic tank/reed bed. Ground source heat pump generated hot water and central heating. Double glazed throughout. Two wood burning stoves. Calor gas hob. These services have not been tested and therefore there is no warranty from the agents.

## Outgoings

The Stables, Netherraw - Council Tax band G

## Conditions of Sale

### 1. Fixtures and Fittings

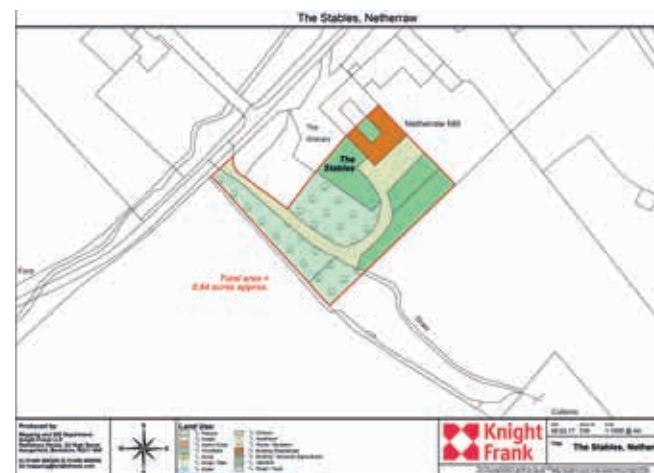
Items not specifically mentioned within the sale particulars are not included in the sale, but may be available for purchase at separate valuation.

### 2. Title

The subjects are sold under the conditions in the Title Deeds, rights of way (if any), water rights affecting the same, whether shown in the Title Deeds or not. They will be sold as possessed by the Seller and no warranty is given.

### 3. Deposit

On conclusion of missives a deposit of 10 per cent of the purchase price will be paid with the balance due at the date of entry. This deposit will be non-returnable in the event of a purchaser failing to complete the sale for reasons not attributable to the Sellers or their agents.



## Tenure

Vacant

## Entry

By arrangement.

## Viewing

Viewing is strictly by prior appointment with the Sole Agents Knight Frank LLP. Prior to making an appointment to view, Knight Frank LLP strongly recommend that you discuss any particular points which are likely to affect your interest in the property with a member of staff who has seen the property in order that you do not make a wasted journey.

## Closing Date

A closing date by which offers must be submitted may be fixed later. Anyone who has informed the Selling Agents in writing that they intend to make an offer will be sent a letter drawing their attention to the Closing Date.



Total area: approx. 285 sq. metres (3068 sq. feet)  
Not to scale. For identification only



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Energy Efficiency Rating	
Current	Potential
A	94
B	80
C	
D	
E	
F	
G	