

# VICTORIA LODGE



---

TWEEDSMUIR, BIGGAR, ML12 6QP

---



# the CONTENTS

## RECEPTION ROOMS

Stunning double-aspect drawing room and a formal dining room & butler's pantry



**THE KITCHEN**  
The dining kitchen is the heart of this family home, equipped with a full range of custom-built country-styled units

**ENTRANCE HALL**  
An impressive oversized front door opens into the vestibule, which leads into a grand reception hall



## THE BEDROOMS

The first floor, accessed via two staircases, hosts six double bedrooms, each with its own en-suite

## EXTERNALS & GARDENS

The gardens and grounds extend to 5.77 acres and feature lawns, a walled kitchen garden, paddocks, a south-west-facing seating and barbecue area, and woodland with walking paths











# VICTORIA LODGE

*Tweedsmuir, Biggar*

*Approximate total area:*

779.6 sq. metres (8391.8 sq. feet)

Ground Floor



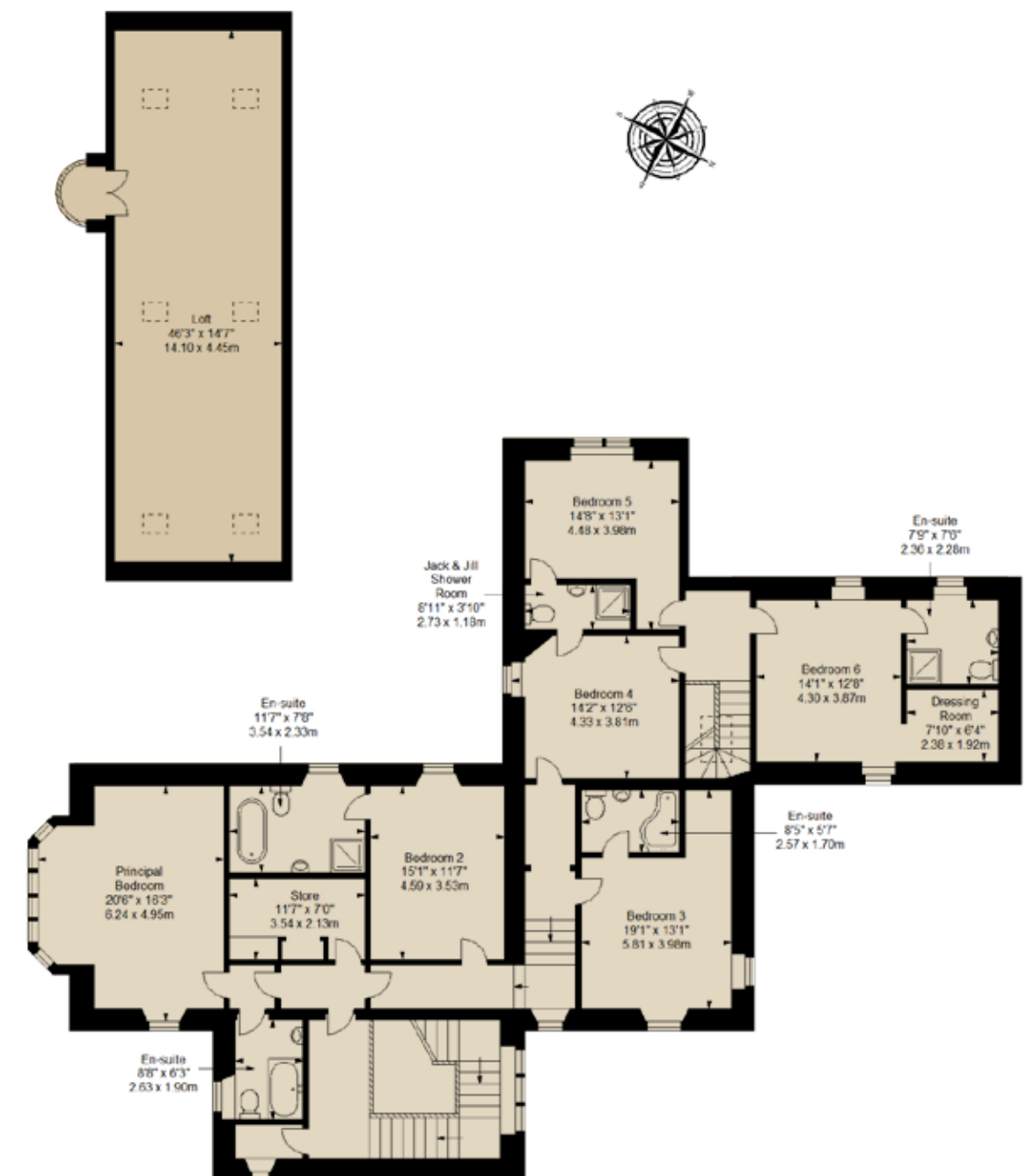
First Floor



Basement



Loft





# *Extraordinary B-Listed Scots Renaissance mansion house with a remarkable history*

## **GENERAL** FEATURES

Grand and unique country mansion in a spectacular location  
Abundance of beautifully retained period features  
Spectacular views over Talla Reservoir and unspoilt countryside  
6 Bedrooms, 5 Bathrooms and 4 Reception rooms  
Just under 6 acres of garden grounds  
Unique high-ceilinged cellar  
Stable courtyard with covered patio  
Original stable block with hayloft and tack room  
Double garage and extensive driveway  
Home Report value - £1,200,000  
EPC Rating - E

## **ACCOMMODATION** FEATURES

Vestibule & Reception Hall with magnificent oak staircase  
Exquisite Drawing Room with Inglenook fireplace and open views  
Spacious formal Dining Room & a Butler's Pantry  
Sitting Room with feature fireplace and bay window  
Country-styled dining kitchen & Utility room with garden access  
Welcoming office and library with space for additional seating  
Six generous double bedrooms serviced by five bathrooms  
Cloakroom & multiple guest WCs  
Extensive fitted storage throughout  
Central heating throughout the house







# *Welcome to* **VICTORIA LODGE**

Tucked away in a breathtaking setting of natural beauty, Victoria Lodge is an extraordinary B-Listed Scots Renaissance mansion house with a remarkable history. Situated within just under 6 acres of private gardens that overlook Talla Reservoir and the surrounding hills, this Victorian property was originally constructed as the flagship meeting place for the Trustees of the Edinburgh Water Company. Today, it presents a welcoming and sophisticated family home that seamlessly blends historical charm with modern comforts.







# VESTIBULE *and* RECEPTION HALL

An impressive oversized front door opens into the vestibule, which leads into a grand reception hall, adorned with traditional tiling and a period fireplace. Here, the oak-panelled staircase, high ceilings, and large sash-and-case windows offer an initial glimpse of the grandeur that awaits. The hallway also features the B-listed Gentlemen's cloakroom, complete with marble sinks, Edwardian tiling, and ornate carved wood details, as well as additional storage under the stairs.



# *An elegant &* **SPACIOUS RECEPTION ROOM**



From the reception hallway, grand double doors lead into a stunning double-aspect drawing room with captivating views. This elegant and spacious reception room is defined by its classic and luxurious ambiance. It boasts a richly panelled oak ceiling with intricate mouldings and coffered designs, while the matching oak-panelled walls add to the room's cohesive and impressive aesthetic.

Despite its grandeur, the room maintains a warm and inviting feel, enhanced by a cosy open fire set in an inglenook fireplace with a segmental arch and exquisite wood carvings. The room is flooded with natural light through large, tall windows, combining rich architectural details with commemorative plaques that reflect its storied past.







---

## THE COSY SITTING ROOM

---



# PERFECT SPACE FOR *relaxation*

This charming sitting room blends period elegance with modern comfort, making it a perfect space for relaxation. Bathed in natural light from a large bay window that offers picturesque views of the surrounding landscape, the room is bright and airy. Centred around a traditional fireplace fitted with a living flame gas fire and flanked by a press, the sitting room also features original floorboards, a picture rail, ornate cornicing, deep skirting boards, and a high ceiling, enhancing the sense of space and light.







## *an ideal* **ROOM FOR ENTERTAINING**

The dining room, with its warm ambiance and touch of formality, is perfectly suited for hosting formal dinners and large family gatherings. The space combines period features beautifully framed by hand-printed Morris-style wallpaper, creating an environment that feels both elegant and inviting. Large enough to comfortably accommodate twelve diners, this room is ideal for entertaining. The adjoining butler's pantry, currently used as a library hallway with ample fitted storage, features beautiful panelling and even a secret doorway!



---

## THE DINING KITCHEN & UTILITY ROOM

---

The dining kitchen is the heart of this family home. Equipped with a full range of custom-built country-styled units, the kitchen comes with a bespoke mobile kitchen island, two dishwashers, an integrated fridge, a Lacanche Range Cooker with a five-ring gas (LPG) hob, double electric ovens, and a four-oven oil-fired Aga. A door from the kitchen provides access to the courtyard and stable block. This expansive room offers ample space for a family-sized dining table, ideal for informal meals and socialising while cooking.

The utility room, with its high ceiling and skylights, has access to both the courtyard and the paved seating area. It is equipped with plumbing for a washing machine and tumble dryer, in addition to two laundry pulleys located in the boiler/drying room.





*the heart* OF THIS  
**FAMILY HOME**








---

THE OFFICE AND LIBRARY

---



*a space*  
**FOR BOTH  
 WORKING  
 AND  
 RELAXING**

Adjacent to the sitting room is a traditional office that also functions as a library, featuring an impressive fireplace with a living flame gas fire, extensive bespoke shelving, and twin recessed windows. This versatile space provides enough room for both working and relaxing.



---

SIX TRANQUIL DOUBLE BEDROOMS

---

# OFFERING *flexibility* FOR ALTERNATIVE USES





The first floor, accessed via two staircases, hosts six double bedrooms, each with its own en-suite. The principal bedroom enjoys uninterrupted views from a large bay window and includes a large walk-in wardrobe and an en-suite bathroom. The five additional bedrooms are all generous doubles, offering flexibility for alternative uses if needed. Bedroom 4 and Bedroom 5 share a Jack-and-Jill en-suite shower room, making Victoria Lodge ideal for hosting guests and accommodating a busy family lifestyle.











*The home boasts six double bedrooms, each with its own en-suite*





# *A spacious* **COBBLED COURTYARD**

A spacious, fully enclosed cobbled courtyard connects the house to its outbuildings, which include a picturesque stable block with a tack room and an impressive hay loft with double doors and a Juliette balcony above. Ideal for equestrian use, the outbuildings could also be developed (subject to planning consent) into ancillary accommodation with its own access for added privacy. An unusually large cellar, accessible from the courtyard, features high ceilings and has been used previously as a music rehearsal space, art studio, and storage area.

Extras: All bespoke curtains and blinds, as well as integrated and free-standing kitchen appliances, are included in the sale.



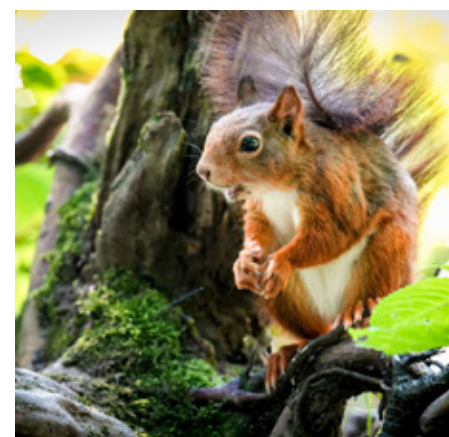


# OUTSTANDING *natural* **BEAUTY**



The gardens and grounds extend to 5.77 acres and feature lawns, a walled kitchen garden, paddocks, a south-west-facing seating and barbecue area, and woodland with walking paths.

Located in an area of outstanding natural beauty, the grounds are frequented by a variety of wildlife, including deer, owls, pine martens, red squirrels, otters, eagles, hares, and even ospreys.





# *A vibrant* SMALL COMMUNITY

The village of Tweedsmuir, nestled in a picturesque valley in the Scottish Borders, is located between the towns of Biggar to the northeast, Peebles to the west, and Moffat to the south. Tweedsmuir is home to The Crook Inn, one of the many establishments that lay claim to being the oldest inn in Scotland and famously known as the place where Robert Burns wrote "Willie Wastle's Wife." The Wee Crook Café in the village is owned by the Community Company and offers delicious food and refreshments and frequently hosts community events, along with Tweedsmuir village hall, which hosts various activities and meetings, where you will find an active community council that warmly welcomes new members.

Just a few miles down the road is Dawyck, home to the Royal Botanic Garden's renowned arboretum. With its delightful gardens and café, it is a favourite destination for locals and visitors alike, serving as a charming social hub in the area. For fine dining, indoor swimming or a relaxing spa treatment, the nearby historic Stobo Castle, today a health spa and hotel, offers award-winning facilities. The larger village of Broughton, situated 8 miles from Tweedsmuir, provides a primary school, tennis and bowling clubs, a tea room, a post office, a garage, and a village shop. The village hall in Broughton hosts an annual horticultural show, a choral society, and a film club.

For cycling enthusiasts, the Borders Loop Cycleway passes nearby, and the Tweed Cycleway runs through the village. The Glentress mountain bike centre is about 18 miles away. Nearby recreational options include a sailing club at St Mary Loch, trout fishing in the Talla and Fruid reservoirs, salmon fishing in the River Tweed, kayaking on Talla Reservoir, and various hiking trails.

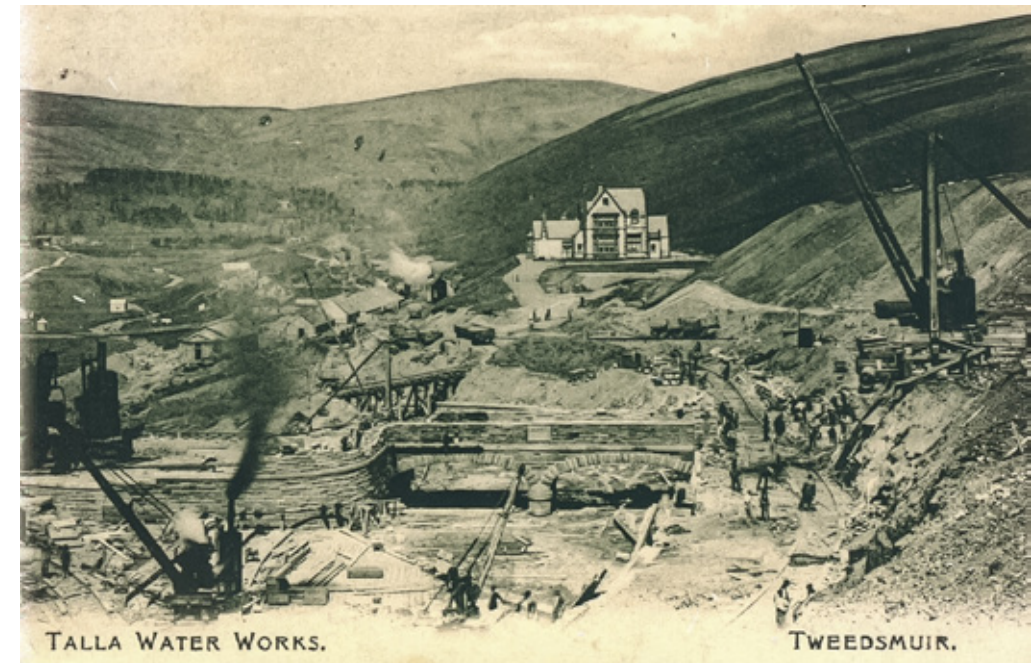
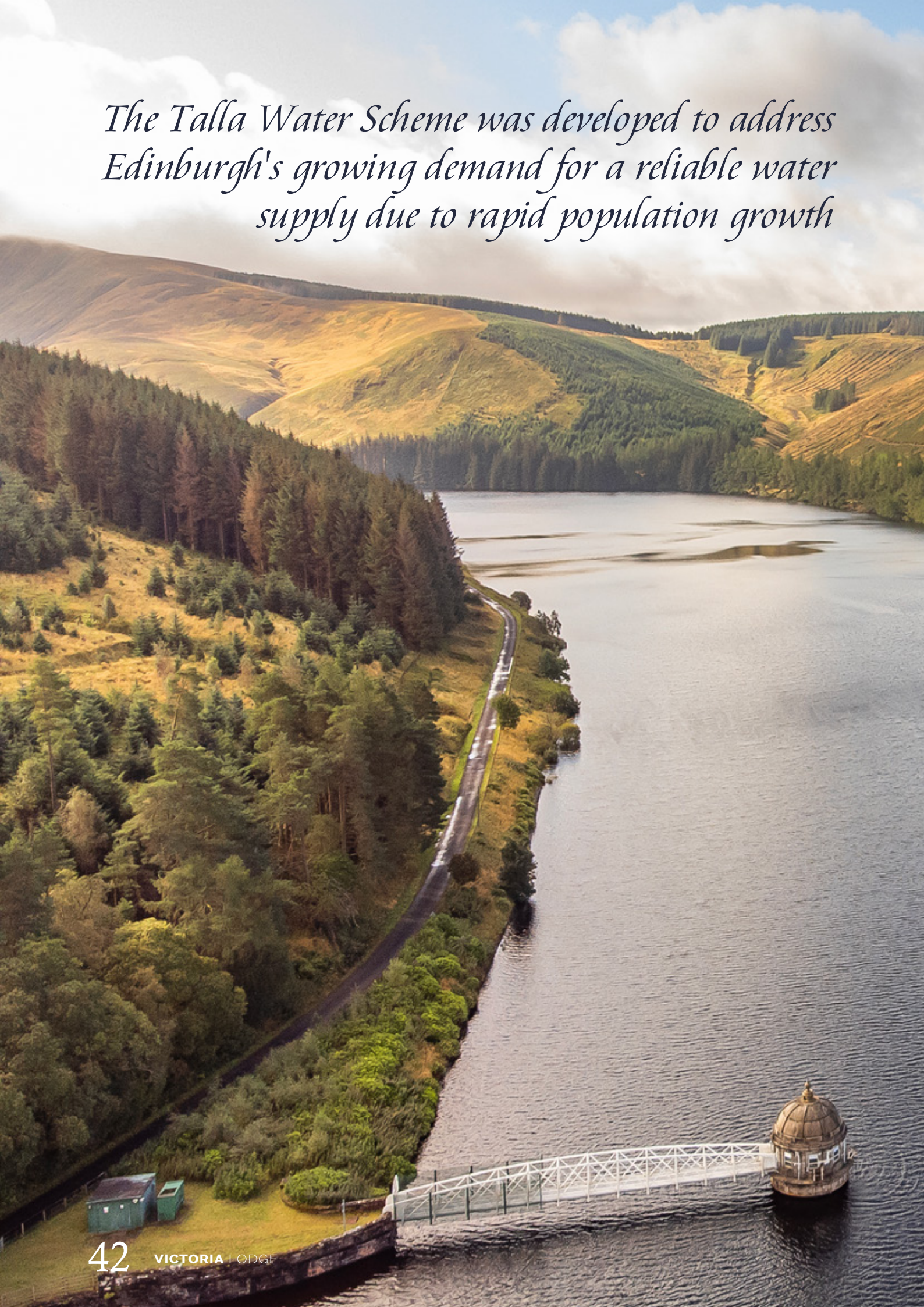


The bustling market town of Biggar, just over 20 minutes from Victoria Lodge, offers a lively High Street with a range of shops, independent retailers, restaurants, bistros, and cafés. Biggar has a vibrant social and recreational scene, featuring museums, a Victorian puppet theatre, and annual festivals such as the Biggar Little Arts Festival, the Biggar Bonfire on Hogmanay, and the Biggar Agricultural Show and Vintage Car Rally. For those seeking an active lifestyle, Biggar offers a golf course, boating pond, tennis courts, and bowling and rugby clubs. The town is also served by highly-regarded primary and secondary schools.





*The Talla Water Scheme was developed to address Edinburgh's growing demand for a reliable water supply due to rapid population growth*



## THE TALLA *Water* SCHEME

Between 1870 and 1888, Edinburgh's population surged from 254,000 to 377,800, straining the existing antiquated water infrastructure. The old system suffered from significant water loss, leading to public discontent and complaints across Portobello, Edinburgh, and Leith. In private ownership at the time, water distribution was inequitable, favouring commerce and industry over residential needs, exacerbating social and health issues.

In 1856, legislation was passed allowing for the transfer of water supply responsibilities from private entities to a public board of Trustees, paving the way for future public ownership. Several potential sites for a new reservoir were considered, including locations in the Pentlands, St. Mary's Loch, the Tweed, Heriot, and Moorfoot districts. The primary criteria for selection were water purity, inexhaustibility, cost, and availability from a natural reservoir. Ultimately, Talla was chosen in October 1894 based on a recommendation by Mr. Wilson, Civil Engineer of the Edinburgh Water Trust. Initial costs were estimated at £728,828, but final expenditures reached approximately £1,200,000, equivalent to around £155 million today. The Bill supporting the Talla Water Scheme received Royal Assent on 30th May 1895. The Talla scheme remains a significant part of Tweedsmuir's history, though its full impact has yet to be fully documented.





# *Victoria Lodge* & THE TALLA WATER SCHEME

Victoria Lodge, constructed between October 1897 and October 1900, served as accommodation for the Trustees overseeing the Talla Water Scheme. Built largely by James Young and completed by John Best, the Lodge was designed by J & A Leslie and Reid using red sandstone, featuring stepped gables and large bay windows, and occupying an elevated position.

The Lodge's facilities included a spacious dining hall measuring 42 by 20 feet, a large entrance hall, kitchen, lavatory, and cloakroom. Upstairs, there was a smoking room and several bedrooms. To the rear was the Sluice Keeper's House, containing a yard, coach house, stable, and byre. Victoria Lodge was officially opened on 15th October 1900, commemorating Queen Victoria's 63rd year on the throne.

By 1907, the Lodge had been enhanced with armorial plaques of Edinburgh and Leith and bronze tablets naming Trustees and officials - most of these details are still in situ today as a proud reminder of the property's past.



Victoria  
Lodge





# Hartfell SPA & MERLIN'S CAVE

Hartfell, situated along the old Pilgrim's Way from Tweedsmuir to Moffat, is believed to be the location of a cave once inhabited by the druid and prophet Merlin, also known as Myrddin, a confidante of King Arthur.

Merlin is said to have fled to the ancient Caledon Woods—now the Caledonian Forest—a dense woodland in his time, where he spent over a decade in exile following the slaughter of his clan in 573 A.D. Hartfell Spa, known since the mid-1700s, became a place of pilgrimage for those seeking the reputedly health-giving waters that flow down the rocky hillside. According to folklore, these waters, rich in iron and calcium, are believed to bestow wisdom on those who drink them.

The walk to Hartfell Spa is both rewarding and challenging, involving traversing uneven terrain, passing the remnants of an Iron or Bronze Age hill fort at Frizles Linn. Several such hill forts, dating back to around 1000 BC, are scattered around Tweedsmuir, Broughton, and Moffat.

Unlike the dense forests of Merlin's time, the area is now open, with panoramic views of the surrounding landscape. Two large natural stones resembling sentinels guard the entrance to Merlin's Cave. This secluded spot, seemingly isolated from civilisation, offers a glimpse into a place that would have been both beautiful and harsh in Merlin's time. Modern historians suggest that Merlin may have retreated here after experiencing a breakdown.

Nearby, the Chalybeate spring, believed to cure ailments such as debility and anaemia, trickles into Spa Well Burn. A small man-made grotto, enclosed by a wooden fence, marks the endpoint of the walk. Inside, a hidden plaque engraved with the word

"FORWARD" and wings in mirror writing, dated 1754, can be found. This intriguing feature is said to be a tribute to the Douglas Clan, who once owned Hartfell Spa.

Other sites associated with Merlin near Tweedsmuir include the remnants of Tinnis Castle, also known as Dun Meldred. This site, believed to have been a refuge for Merlin on his way to meet St. Mungo, is now marked by cairns and boulders. The meeting with St. Mungo, arranged by Merlin's sister Ganiada in 583 AD, was a pivotal moment in Merlin's life, signifying his possible reintroduction into society.

Another significant location is Merlingdale Bridge in Drumelzier, believed to be Merlin's final resting place. Merlin's death, involving a triple demise only adds to the enigmatic allure surrounding this legendary figure, who continues to captivate the imagination.





## VICTORIA LODGE, TWEEDSMUIR, **BIGGAR**

### NEARBY



### BY **CAR**







## MARK CULLERTON

### THE PROPERTY EXPERT BEHIND THE PERSONALISED SERVICE

Owner and founder Mark Cullerton is well-known within the Scottish property industry for his unique blend of market acumen and strong business ethics. Throughout his 30 years in the industry, Mark has garnered a loyal following of clients who value his unrivalled industry knowledge, and respect his honest, straightforward approach. Over the years he has gained professional plaudits and numerous industry awards. He has amassed a wealth of invaluable professional experience and has held several senior and directors' positions among high-ranking solicitors and estate agents in Edinburgh. Officially opening its doors in 2017, Cullerton's Estate Agents & Property Consultants has a clear vision: to deliver a bespoke, highly personalised service in all aspects of property sales.

### CULLERTON'S - THE ETHICAL PROPERTY PROFESSIONALS

Situated in Stockbridge and bordering the New Town, Cullerton's provides bespoke, highly personalised property services through an ethical business model. We believe in clear communication, expert advice and absolute assurance. This underpins our business philosophy, which is based upon ethical practices for our clients, partners and charities alike. Trust, transparency and integrity are at the heart of everything we do.

### THE CULLERTON'S TEAM - HANDPICKED PROPERTY PARTNERSHIPS

From our office on St Stephen Street in Stockbridge, our close circle of handpicked, award-winning professionals and partnerships will exceed your property service expectations. We put together a unique service package that is tailored to your individual needs, including qualified legal advice from our chosen legal partners, reliable valuations and market predictions from our specialist valuers and surveyors, and magazine-level photography, copywriting and design by our marketing team. Just as we cherish the close relationships we enjoy with our clients, we also value long-standing professional partnerships, based not only on trust, but also on success.



### GIVING BACK TO OUR COMMUNITY - OUR SELECT CHARITIES, CONSERVATION AND PARTNERS

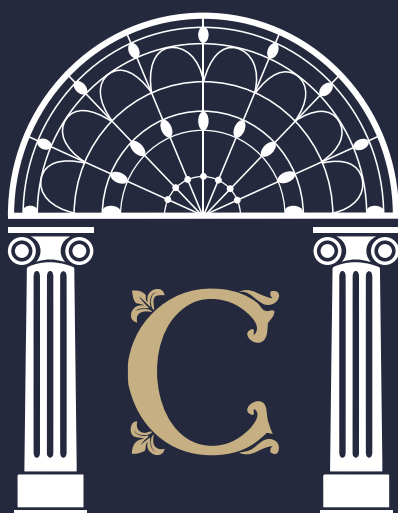
We take pride in our ethical business practices, particularly our steadfast attitude towards fairness and equality in the workplace, environmental conservation, and our pro-active support of our partner charities in Edinburgh and across the UK. All our business systems and products have been designed and chosen to make a low environmental impact. We also believe strongly in giving back to our community, particularly the causes we feel passionate about. Cullerton's supports over six charities, to whom we donate a percentage of our profits, monthly.

### OUR CLIENTS

Whether you are a first-time buyer or seasoned homeowner, a property developer or an investor, the property market can be a daunting place, where professional advice is paramount. Driven by our guiding principles, as well as our unrivalled industry expertise, we are proud

to have established a strong, long-standing client base, which includes residential and commercial clients, builders and property developers. By taking the time to get to know each client, and by understanding their individual aspirations, we are best equipped to provide sound support and advice every step of the way.





# CULLERTON'S

ESTATE AGENTS | PROPERTY CONSULTANTS

74 ST STEPHEN STREET, EDINBURGH, EH3 5AQ

0131 225 5007

[WWW.CULLERTONSPROPERTY.CO.UK](http://WWW.CULLERTONSPROPERTY.CO.UK)

[INFO@CULLERTONSPROPERTY.CO.UK](mailto:INFO@CULLERTONSPROPERTY.CO.UK)



CorporateLiveWire

**SCOTLAND  
PRESTIGE AWARDS**

ESTATE AGENCY  
OF THE YEAR

2020-2021



CorporateLiveWire

**SCOTLAND  
PRESTIGE AWARDS**

ESTATE AGENCY  
OF THE YEAR

2021-2022



ESTATE AGENCY  
OF THE YEAR

2021-2022

## DISCLAIMER

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. 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 misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.