



# JAMES AGENT

ESTATE AGENTS & PROPERTY CONSULTANTS



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The Old Schoolhouse , Westruther, Gordon, TD3 6NE

Guide price £400,000



4



1



3



5



# The Old Schoolhouse , Westruther, TD3 6NE

- Charming Traditional Property
- 3 Reception Rooms
- Designated Off-Street Parking
- Village Setting
- Additional Workshop Available by Negotiation
- 4 Bedrooms
- Expansive Garden Grounds
- Biomass Boiler
- Commutable Location

Nestled in the picturesque village of Westruther, in the Scottish Borders, The Old Schoolhouse is a charming four-bedroom period property exuding character and warmth. This delightful property retains many fine period features and offers a generous and adaptable layout over two floors, making it the perfect family home or countryside retreat. The property further boasts expansive gardens, off-street parking, modern biomass heating and a commercial baking kitchen. There is also a large stone workshop to the side of the property, which may be available by separate negotiation.

## ACCOMMODATION

- ENTRANCE VESTIBULE - HALLWAY - LOUNGE - SITTING ROOM - DINING ROOM - CLOAKROOM - UTILITY ROOM / BAKERY - FOUR BEDROOMS - BATHROOM -



### Internally

Upon entering the property, you are greeted by a welcoming hallway that provides access to the main living areas. The sitting room, with its large windows and original fireplace, creates a cozy and inviting atmosphere, perfect for relaxing evenings. Adjacent to this is the dining room, which provides ample space for entertaining and family meals, featuring period cornicing and an elegant fireplace that adds to the room's charm. The spacious living room offers a versatile space that could be used as a formal lounge or a more casual family room. There is a well-appointed kitchen, a practical WC, and a utility room which is currently set up for commercial baking. The utility room's generous size and functional layout make it an ideal space for various domestic and commercial uses.

To the first floor there is a large hall landing providing access to the four bedrooms. The master bedroom is particularly impressive, with its period features and tranquil views over the garden. The additional bedrooms are versatile, with ample space for use as guest rooms, children's rooms, or home offices, depending on your needs. The well appointed bathroom and WC completes the accommodation.

### Kitchen

The farmhouse-style kitchen with wooden flooring and plentiful cupboard space has ample room for a dining table and chairs making it an ideal heart of the home. There is a Belfast sink with mixer tap with feature tiling behind, an inbuilt double oven, an induction hob with extractor fan above and space for a freestanding dishwasher. There is access from the kitchen to the utility room which not only houses the biomass system but has ample room for a freestanding double fridge/freezer, a washing machine and tumble drier as well as extra workspace. The utility room is currently used as a small commercial bakery which provides bread to a local artisan shop.

### Bathroom Facilities

The bathroom is fitted with a 3-piece suite including modern freestanding bath, large shower enclosure with mixer shower and a vanity sink. The walls are finished with attractive panelling, whilst the floor is finished with ceramic tiles. The WC is located separately next to the bathroom.

There is a cloakroom located in the entrance hallway which includes a WC and wash hand basin.





### Externally

There are generous gardens to the front, sides and rear of the property bound by fencing and walling. The front garden is laid to lawn with mature plants and flowers. The expansive rear garden is an excellent family space incorporating a seating area with pizza oven, lawns, shrub beds, vegetable plot and fruit cage.

### Outbuildings

There is a variety of outbuildings within the generous garden grounds including a small greenhouse, two garden sheds and a pizza oven. There is also a coal store to the side of the utility room. The larger greenhouse may be available by separate negotiation. The summerhouse is not included within the sale.

### Location

Westruther is a pretty commuter village approximately 8 miles west of Lauder, 13 miles west of Earlston, 14 miles north of Kelso and around 34 miles south of Edinburgh, making it a semi-rural yet highly accessible location for commuting to local Borders Towns or Edinburgh. There is a well-regarded local Primary School and vibrant Community Hall which hosts a wide range of events organised by the village throughout the year.

Earlston (which lies around 13 miles west by car) provides a good selection of local facilities including independent shops, pubs, a church, petrol station, small supermarket and excellent schooling including Earlston High School, one of only two schools in Scotland to feature in Tatler's Top 20 State Secondary Schools 2018.

Kelso (which lies around 14 miles south by car) is a popular Market Town on the River Tweed bursting with character and individuality, making it a hot-spot for tourism and culture in the Scottish Borders region. The town has played host to many large events over the years including stages of the Tour De Britain and high-profile equestrian events. A wide range of shops, bars and restaurants can be found in Kelso, including a large Sainsburys Supermarket and petrol station.

### Fixtures & Fittings

All fitted carpets, floor coverings and blinds are to be included within the sale. The larger greenhouse may be available by separate negotiation. The summerhouse is not included within the sale.

### Services

Mains water, electricity & drainage. Biomass central heating and double glazing.

### Council Tax

Council Tax Band E.

### Home Report

A copy of the Home Report can be downloaded from our website or by emailing [enquiries@jamesagent.co.uk](mailto:enquiries@jamesagent.co.uk).

### Viewings

Strictly By Appointment via James Agent.

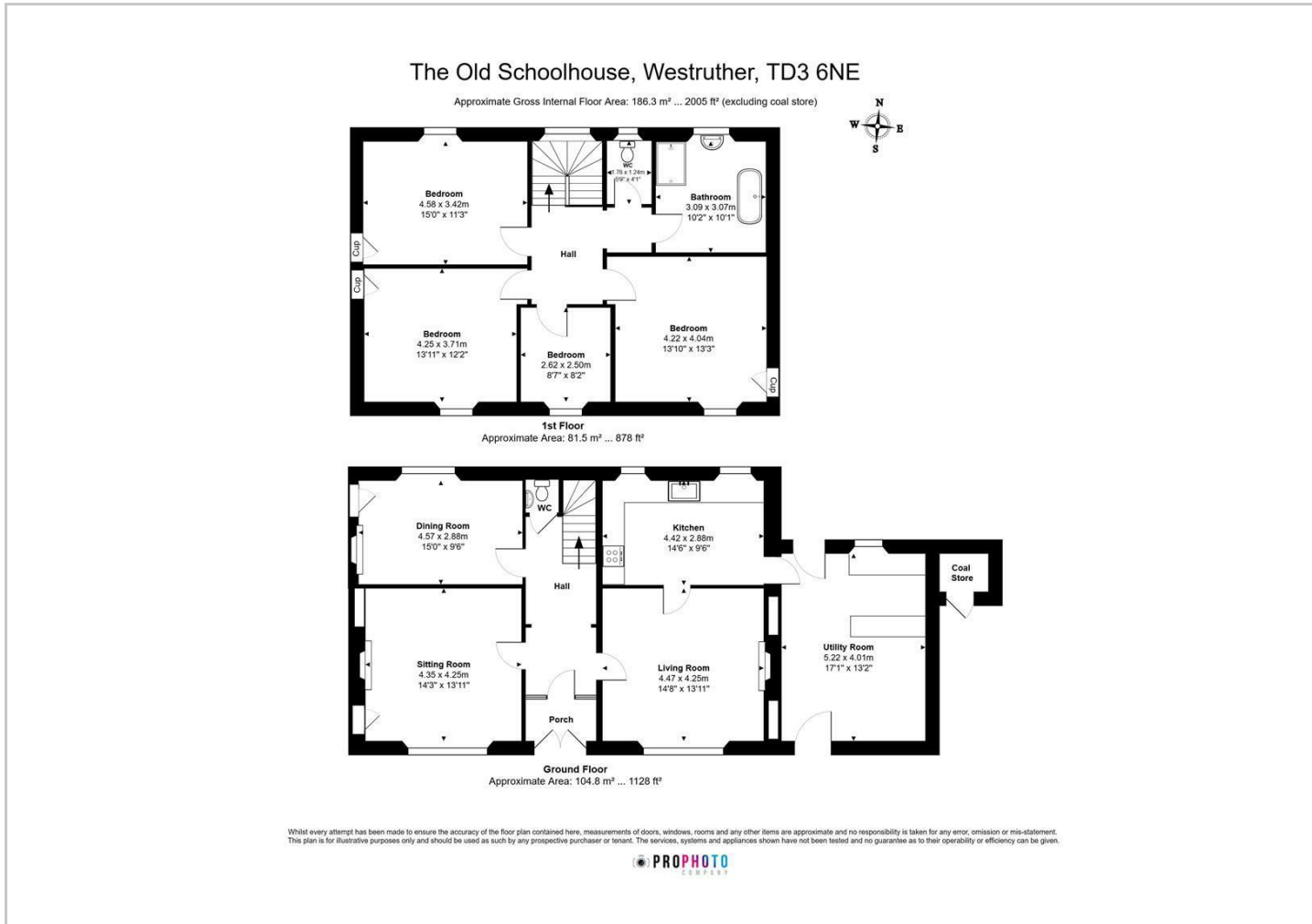
### Offers

All offers should be submitted in writing in standard Scottish Legal format by your solicitor to James Agent (the selling agent). All interested parties are advised to instruct a note of interest via their solicitor. In the event of a closing date being set the Seller shall not be bound to accept any offer and the seller also reserves the right to accept any offer at any time.





## Floor Plans



## Viewing

Please contact us on 01896 808 777 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

1 The Wynd Buccleuch Street, Melrose, Roxburghshire, TD6 9LD

## Location Map



## Energy Performance Graph

