



8 Blythe Farm Cottages, Lauder, TD2 6SJ

Guide price £580,000





8 Blythe Farm Cottages Near Lauder, TD2 6SJ

- Beautiful Detached Cottage
- Large Lawned Gardens
- Four Bedrooms (Three En-Suite)
- 245 Sq.m. / 2608 Sq. Ft.
- Rarely Available Location
- Immaculately Presented
- Substantial Garage / Workshop
- Modern Fixtures and Fittings
- Outstanding Views
- Commutable to Edinburgh & Borders

Nestled in the rolling landscape just five miles west of Lauder, 8 Blythe Farm Cottages is a truly exceptional home that blends traditional charm with contemporary living. Thoughtfully created from two former farm cottages, the property has been completely transformed by the current owner, including a striking modern extension that elevates the home into the 21st century. The property is finished to a very high standard and provides a wonderfully versatile layout with generous room sizes and open-plan living spaces. The property also benefits from high performance double glazing and air source underfloor heating. Externally there are wrap around gardens, a large driveway and a double garage / workshop.

8 Blythe Farm Cottages enjoys a prime semi-rural position with uninterrupted panoramic views across open countryside, stretching as far as the Cheviot Hills. This idyllic hamlet is ideally located for commuters to Edinburgh and across the central Borders.

This is a rare opportunity to acquire a stylish, energy-efficient countryside retreat, viewing is highly recommended.

ACCOMMODATION

- ENTRANCE HALLWAY - LOUNGE - KITCHEN / DINING ROOM / FAMILY ROOM - UTILITY ROOM - CLOAKROOM - PRINCIPAL BEDROOM (WITH EN-SUITE) - UPPER LANDING / SITTING ROOM - THREE FURTHER BEDROOMS (TWO WITH EN-SUITE FACILITIES) - FAMILY BATHROOM -



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Internally

Inside, the attention to detail is immediately apparent. High-quality fixtures and fittings are used throughout, and the property benefits from excellent insulation and an efficient air source heat pump system with underfloor heating – ensuring comfort all year round. The property is entered into a spacious hallway which gives access to all ground floor rooms. To the front of the property, the elegant lounge features large windows offering magnificent views of the surrounding countryside, providing a perfect space for relaxation. The spacious open-plan kitchen/ living area is perfect for everyday family life and entertaining alike with dual aspect views to the front and rear as well as a cozy woodburning stove. The utility room is nestled to the rear of the kitchen providing an ideal space for muddy boots and pets. The spacious principal bedroom is also located on the ground floor allowing for living all on one floor incorporating a well-appointed en-suite and built in wardrobes. A handy Cloakroom completes the ground floor accommodation.

A modern oak and glass staircase leads up to the spacious galleried landing with vaulted ceiling and sitting room area which provides another perfect family space to unwind and enjoy the views. There are three further bedrooms, two of which benefit from en-suite shower rooms. The family bathroom completes the accommodation.

Kitchen

The open plan kitchen and lounge brings together classic style and modern function in one beautifully curated space. The kitchen is fitted with a good range of modern cream handleless wall and base units overlaid with solid wood worktops incorporating an insert 1.5 sink with mixer tap. Integrated appliances include electric double oven, 4-burner electric hob with stainless steel extractor fan and tall larger fridge. The utility room is finished to a similar standard and includes spaces for a washing machine, tumble dryer, dishwasher and freezer.



Bathrooms

The family bathroom is generously proportioned and beautifully finished. It includes a full-size bath with mixer shower and a modern vanity unit with under-sink storage. A large window above the vanity unit adds natural light.

The three En-suite shower rooms have their own individual themes and are fitted with modern three-piece suites, each including a WC, vanity wash basin and shower enclosures with mixer shower and laminated splashbacks.

There is also a handy WC on the ground floor of the property.

Externally

The house is set within wrap-around gardens, mostly laid to lawn with dry stone walls and uninterrupted views. A large driveway provides parking for multiple vehicles and access to the double garage. There is ample room for outdoor entertaining with a cozy patio area nestled next to the front door and a larger area to the rear ideal for alfresco dining and sitting in the sun throughout the day.

Outbuildings

The detached double garage/workshop is a great addition to the property, providing an ideal workshop which benefits from mains power and lighting. There is also a log store to the side.

Location

Approximately 6 miles from the market town of Lauder lies around twenty miles south of Edinburgh. The town provides an extensive range of amenities ranging from a variety of specialist shops, hotels, small supermarket, petrol station, and a coffee shop/art gallery. A full range of amenities is available in Galashiels, around a twenty-minute drive away. Local attractions include Thirlestane Castle, Mellerstain House, and Abbotsford House, the former home of Sir Walter Scott. There is also a variety of outdoor pursuits in the area that include fishing, rough and syndicated shooting, horse riding, golf, mountain biking and hill walking. Local schools include the recently built Lauder primary school, and the highly regarded Earlston High School.

The A68 provides easy travel both to Edinburgh and south towards Newcastle, while the other Border towns are within easy driving distance. The Borders Railway, running from Tweedbank to Edinburgh, has a stop at Stow which is approximately five miles away, and offers a journey time to central Edinburgh of around 45 minutes.

Fixtures & Fittings

All fitted floor coverings, blinds and integrated appliances are to be included within the sale.

Services

Mains electricity. Private water and drainage. Air source heating and double glazing.

Council Tax

Council Tax Band C.

Home Report

A copy of the Home Report can be downloaded from our website 24/7.

Viewings

Strictly By Appointment via James Agent.

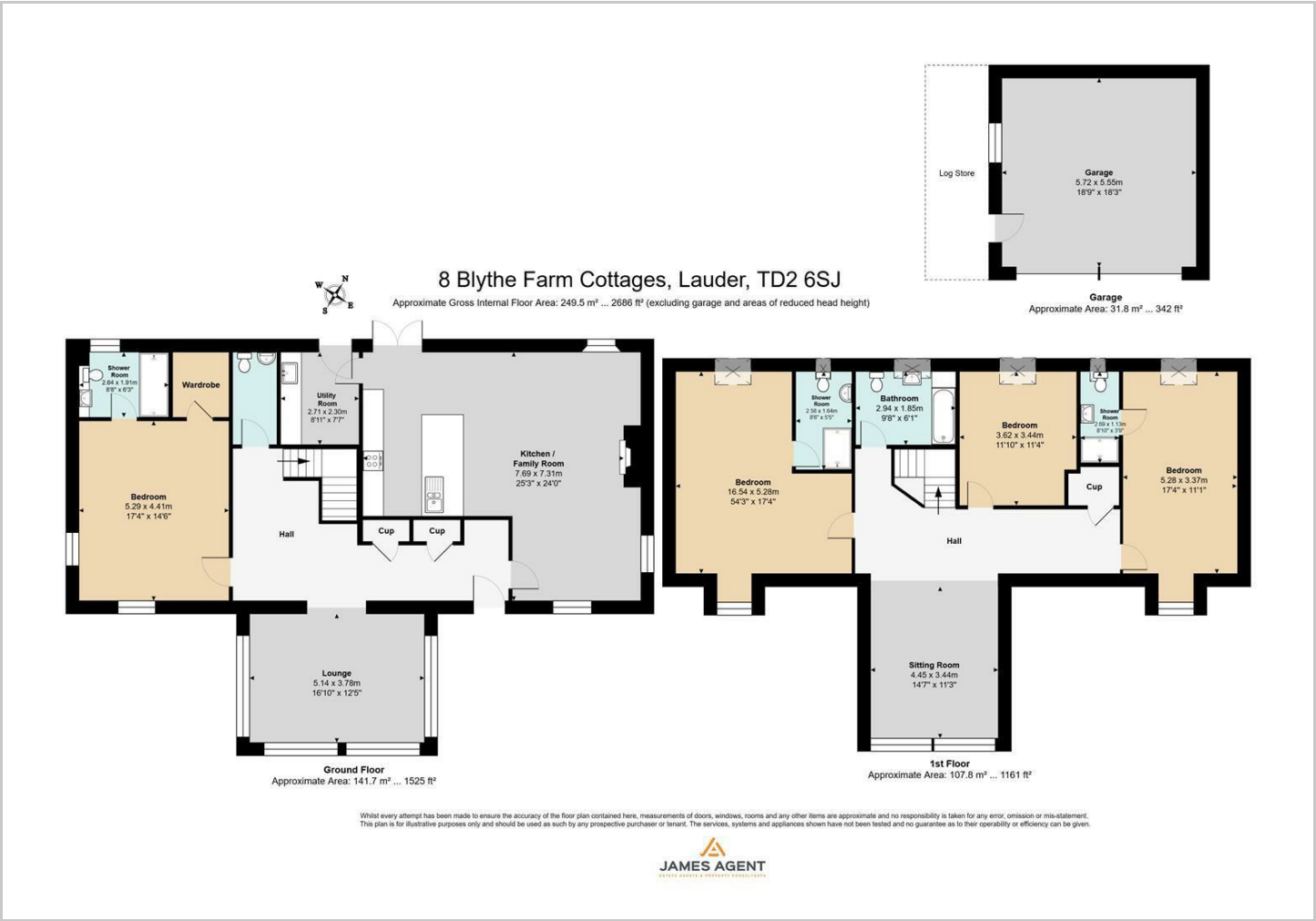
Offers

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



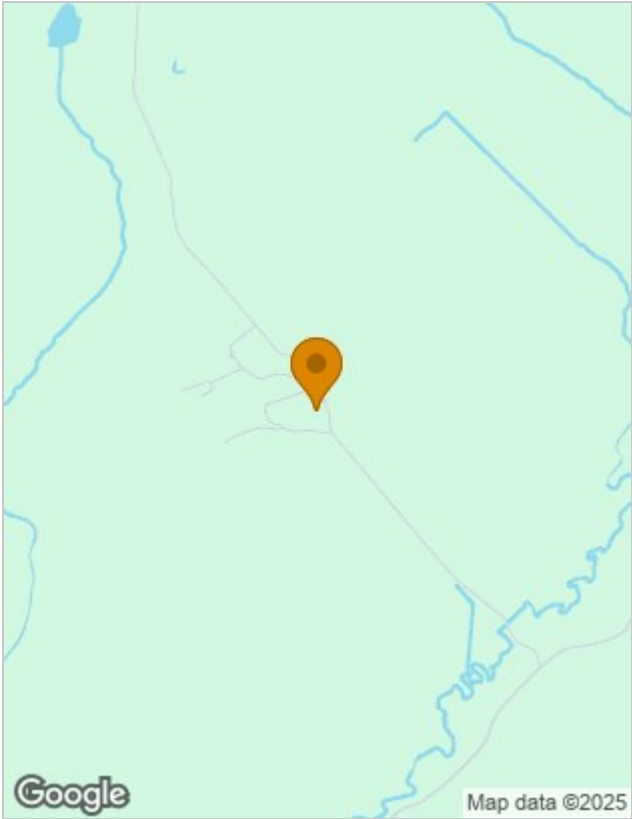
Viewing

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.

13 Buccleuch Street, Melrose, Roxburghshire, TD6 9LB

Location Map



Energy Performance Graph

