

LEGAL
HASTIN & S



Greenlees Smallholding

Westruther, TD3 6NE

Offers Over £695,000





The traditional farmhouse enjoys excellent privacy and has been well maintained with the welcome addition of the adjoining converted byre providing ideal annexe or self-contained accommodation. The property is surrounded by approximately 16.5 acres of private grounds hosting paddocks and bordering woodland, with beautifully kept gardens and a selection of outbuildings including stable block and garages.



GREENLEES

This extensive and charming smallholding is conveniently positioned within the central Borders in commutable distance to Edinburgh, offering a semi-rural lifestyle with easy access to nearby amenities and towns.

Opening quietly from the edge of the traditional village of Westruther, a private drive and gated entrance opens to a large gravelled parking area; providing vehicular access to the stable blocks, garage and outbuildings. The property itself is a charming stone fronted farmhouse; with recently replaced double glazing throughout and a host of well-considered upgrades.

With a choice of two generous public rooms each with working stoves, a country kitchen sits at the heart of the home complete with Esse, with a large boot room and rear hall opening off, accessing a modern shower room and linking to the utility room extension. Upstairs, two generous double bedrooms are fitted with in-built storage and serviced by an elegant newly fitted bathroom.

The annexe benefits a linking door from the main utility room allowing it to be used as overflow accommodation, or indeed as a self-contained holiday let; comprising a fully fitted kitchen opening to a private section of garden, there is a comfortable lounge, two bright ensuite double bedrooms.

Externally, the grounds are a rare and most sought after offering. Level and fully enclosed with excellent access to further open countryside and links to main roads, it's the perfect balance for a smallholding.

The fields are divided into four; field 1 approx. 5 acres, field 2 approx. 3 acres, field 3 approx. 4 acres, field 4 approx. 2 acres - perfect as grazing for the equestrian enthusiasts with the courtyard leading off the front drive accessing the two stable blocks and barn storage. The enclosed gardens are beautifully kept; fully enclosed and level they are largely laid to lawn with mature planting and hedging, with plenty of spots to enjoy including a summerhouse, pond, kitchen garden and decked patio, orchard and even a secure dog run area.

LOCATION

Westruther is a picturesque and charming Berwickshire village in a fine rural location with a good range of amenities including an excellent primary school, village hall, riding school and the popular Inn. It is a thriving community with a host of activities within the village for young and old.

A wider range of amenities are found in each of Lauder, Melrose and Galashiels and secondary schooling is at the highly regarded Earlston High School.

Westruther has good road links with the main borders towns and is well positioned for commuting to Edinburgh by road and the Borders Rail station.

FEATURES

- Stunning Countryside Aspect
- Choice of Paddocks and Garden Grounds
- Beautifully Kept
- Farmhouse Style Home
- Self-Contained Annexe
- Income Potential
- Four Fields
- Stable Block – Loose Box

SERVICES

Mains water and electricity. Private drainage. Oil fired central heating.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY

Band E.

VIEWING & HOME REPORT

A virtual tour is available on Hastings Legal web and YouTube channel

- please view this before booking a viewing in person.

The Home Report can be downloaded from our website www.hastingslegal.co.uk or requested by email enq@hastingslegal.co.uk

Alternatively or to register your interest or request further information, call 01573 225999 - lines open 7 days a week including evenings, weekends and public holidays.

PRICE & MARKETING POLICY

Offers Over £695,000 are invited and should be submitted to the Selling Agents, Hastings Property Shop, 28 The Square, Kelso, TD5 7HH, 01573 225999, Fax 01573 229888 Email - Enq@hastingslegal.co.uk.

The seller reserves the right to sell at any time and interested parties will be expected to provide the Selling Agents with advice on the source of funds with suitable confirmation of their ability to finance the purchase.

TENURE

Freehold

All measurements are approximate and are taken at the widest point. Whilst these particulars have been carefully prepared, no guarantee is given as to their accuracy and they shall not form part of any contract to follow hereon.



