



KIRKLANDS HOUSE
Melrose, Scottish Borders





KIRKLANDS HOUSE

MELROSE, SCOTTISH BORDERS, TD6 9DL

Melrose 3 miles, Galashiels 6.5 miles, Edinburgh 37 miles,
Borders Railway Terminus 4 miles (Distances Approximate)

AN ELEGANT GEORGIAN FAMILY HOUSE, HIGH ABOVE THE RIVER
TWEED AND LEADER WATER, SET AMIDST FABULOUS BORDERS
COUNTRYSIDE CLOSE TO MELROSE, WITH GREAT VIEWS AND
WITHIN COMMUTING DISTANCE OF EDINBURGH BY ROAD OR RAIL

- 3 reception rooms, 6 bedrooms, 3 bath/shower rooms, kitchen/breakfast room, home office, laundry/utility room, downstairs wc and cloakroom, cellar.
 - 4 attic rooms, 5,635 sq ft.
- Outbuildings, kennels, garden terrace and greenhouse.
 - Charming two-bedroom stable cottage 1,001 sq ft.
- Cobbled stable yard with loose boxes, garaging, stores, workshop and working office 2,196 sq ft.
- Walled garden, fabulous flowering trees and shrubs, field and ha-ha.
 - EPC ratings E

IN ALL ABOUT 5.52 ACRES
FOR SALE AS A WHOLE



GSC GRAYS

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Situation

Kirklands House occupies an elevated, south-facing position high above The River Tweed, in the heart of The Scottish Borders approximately 3 miles west of Melrose, just outside the small village of Redpath. Surrounded by mature trees, it occupies a secluded position from which there are magnificent views upstream along the River Tweed towards Leaderfoot Viaduct with the Eildon Hills, and surrounding Borders countryside providing the backdrop. A short walk down through the woods takes you to the Leader Water.

The historic town of Melrose, noted for its Abbey – now a picturesque ruin - was made famous in the 19th century by Sir Walter Scott who lived in nearby Abbotsford House. Melrose is a lovely town, with a remarkable combination of historic architecture and a full range of shops, hotels, restaurants, sporting facilities, the Borders General Hospital and St Marys Preparatory School, as well as a popular primary school. Kirklands House lies within the catchment area of Earlston High School.

Melrose plays host to the immensely popular annual Borders Book Festival in June, along with the world famous “Melrose Sevens” rugby tournament now held at the end of May. This part of the Borders is particularly well known for its beautiful countryside, dramatic landscapes, vibrant wildlife and strong equestrian tradition. Kirklands House is an ideal base for those who enjoy cycling, salmon fishing (most notably on The Tweed), walking, game shooting, rugby and golf (Melrose has its own course).

Edinburgh, and its international airport, are within easy reach, as is the main east coast rail line at Berwick-upon-Tweed (35 miles). Nine years ago, the Borders Railway between Edinburgh and the Borders was re-opened along the Old Waverley Line. It makes the town and the surrounding area very convenient for commuting to Edinburgh for work or school. The current journey time from Tweedbank (just west of Melrose – there is plenty of free parking)) to Edinburgh Waverley is 58 minutes with, at busy periods, two trains/hour.

us for the Borders Railway (and regular trains to Edinburgh) is just beyond Melrose at Tw





Description

Kirklands House is wonderfully secluded and is something of a gem, hidden as it is by a belt of woodland, established along the boundary below the house, and which encircles most of the garden, keeping it private. It is a very pretty country house dating from 1730's (with later Victorian additions). It has a handsome façade with elegant, well-proportioned family accommodation arranged over three floors. It is a happy, family home with a very cosy "feel" (see floor plans for room layout and dimensions).

The house is much-loved. It retains a wealth of period features such as ceiling roses, mouldings, doors, fireplaces and a graceful staircase leading up to the first floor. Of note are the dining room and large drawing room with its open fire. With elegant ceilings and generous proportions both are wonderful rooms for entertaining; a door leads from the dining room out on to the patio. The drawing room, and the bedroom above, have window seats in the bay windows from which the evening sun and views can be enjoyed. The house is traditionally laid out, with reception rooms, home office, kitchen and additional service rooms at ground floor level, with the main bedrooms and bathrooms on the first floor. The four attic rooms are used for storage.

A gravel drive leads from the entrance gates to a large semi-circular, gravel sweep at the front door, where a ha-ha provides protection from a beautifully maintained field. There is full access from the stable yard, as well as from the drive through a wicket gate. Around the side of the house is the walled garden, whilst on the other side (separated from the drive by another wall) is the back yard, leading to the back door, Stable Cottage and the stable yard. Here there are further outbuildings, a greenhouse, fruit cage and garden terrace. Throughout the garden is a wonderful display of spring flowers, specimen trees and flowering trees and shrubs including a rare *Metasequoia* (aka Dawn Redwood), a beautiful yew tree, flowering cherries, magnolia, azaleas and rhododendrons.

A short distance from Kirklands House is its charming, cobbled stable yard. Here, with its own entrance from the public road, is Stable Cottage with a sitting room 2 bedrooms,





2 bath/shower rooms and kitchen. Arranged around the yard are loose boxes, garaging, workshop, (garden) stores and an office. Subject to obtaining the necessary consents these buildings could be converted to alternative uses. (Please see floorplans for room layout and dimensions).

Services

Private water supply and shared private drainage to both houses; oil fired central heating system to the main house; dedicated broadband. Electric heating and hot water in the cottage. These services have not been tested and therefore there is no warranty from the agents.

Access

The owned access to Gardeners Cottage is shared. The buildings (shown on the plan) to the north of the cottage no longer exist.

Council Tax

Kirklands House – Band H

Stable Cottage – Band B

EPC

Kirklands House - Rating of (40) E

Stable Cottage – Rating of (41) E

Directions

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Tenure

Freehold with vacant possession on completion.

Viewing arrangements

Strictly by appointment through GSC Grays 01665 252 070.

Offers/Closing date

Offers should be submitted in Scottish legal form to the selling agents. Prospective purchasers are advised to register their interest in writing with the selling agents following an inspection. 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 notified of the closing date.







Local authority
Scottish Borders Council.

Entry
By arrangement.

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 nonreturnable in the event of a purchaser failing to complete the sale for reasons not attributable to the Sellers or their agent.

Anti-Money Laundering

All offers to purchase the property (regardless of whether the offer is on a cash basis or subject to loan funding) must be accompanied with evidence of Source of Funds. This can be in the form of a bank statement showing the purchase price, a financial reference from a bank/funding source, or confirmation from a solicitor that the purchaser has sufficient funds to complete the purchase. In addition, the purchaser must supply certified copies of his/her passport and confirmation of residence in terms acceptable under anti-money laundering (AML) legislation. These documents will be required for all individuals who will appear on the title once the transaction is complete.

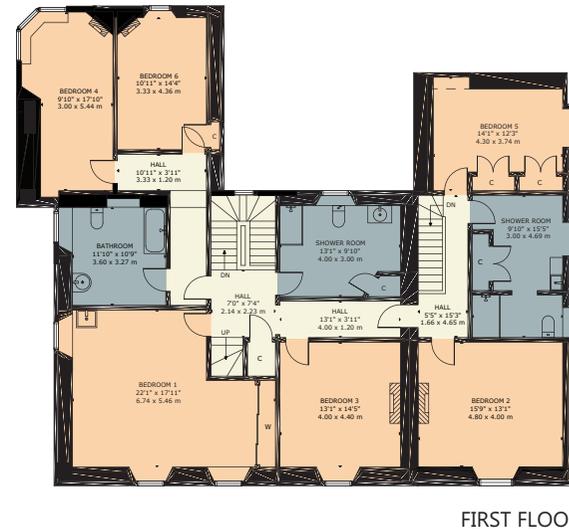
KIRKLANDS, MELROSE TD6 9DL - MAIN BUILDING AND COTTAGE
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA
 MAIN BUILDING 5635 SQ FT / 524 SQ M
 COTTAGE 1001 SQ FT / 93 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.

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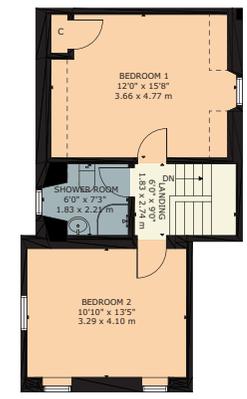


MAIN BUILDING
 AND COTTAGE





KIRKLANDS HOUSE, MELROSE TD6 9DL - OUTBUILDINGS
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA
 OUTBUILDINGS 1938 SQ FT / 180 SQ M
 STABLE COTTAGE 1001 SQ FT / 93 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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COTTAGE
FIRST FLOOR

STABLE COTTAGE AND
OUTBUILDINGS

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