



Eastfield, Melrose, Roxburghshire

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# A private and compact residential Estate in the heart of the Scottish Borders.

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## Summary of accommodation

Beautiful Borders farmhouse with three principal reception rooms, five bedrooms and three bath/shower rooms

Secondary house with three bedrooms and two bathrooms

Three additional cottages

Attractive range of traditional outbuildings including an L-shape steading with garaging, stables, tack room and various stores

Additional workshop with attic above | Stone bothy | Wood store

Potential development plot

Land holding including 156 acres permanent pasture, 15 acres woodland and 9 acres rough grazing

Arguably the finest views in the Borders

**About 183.37 acres in total**

**For sale as a whole**

## Distances

Melrose 4 miles, St Boswells 4 miles, Borders Railway/Tweedbank Station 4.5 miles, Edinburgh 43 miles

(All distances are approximate)



GSC Grays Alnwick  
Unit 2, Linnet Court  
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Knight Frank Edinburgh  
80 Queen Street  
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EH2 4NF  
[knightfrank.co.uk](http://knightfrank.co.uk)

Tom Stewart-Moore  
0131 222 9600  
[tom.stewart-moore@knightfrank.com](mailto:tom.stewart-moore@knightfrank.com)



## Situation

Eastfield is located in an elevated, private setting just south of Melrose with the Cheviot Hills to the south, the Eildon Hills to the north-east and the English Border in the far distance. With over 20 miles of far-reaching views, this property is found amidst some of the most beautiful and breath-taking landscape the south of Scotland has to offer.

The popular market town of Melrose, synonymous with Sir Walter Scott, and widely considered one of the most attractive small towns in the Scottish Borders, is just four miles to the north. Every summer, it hosts the internationally renowned 'Melrose Sevens' rugby tournament and the Borders Book Festival.

With easy access to Edinburgh, it offers a remarkable combination of historic architecture, shopping and restaurants, hotels, sporting facilities and excellent schools, including St Mary's Preparatory. The Borders General Hospital, which provides comprehensive medical facilities for the whole region, is on the outskirts of Melrose. The terminus for the Borders Railway is just outside the town at Tweedbank and provides regular train services to Edinburgh with a journey time of 57 minutes. Berwick-upon-Tweed lies 36 miles to the east and provides a regular rail service on the main east coast-line to London King's Cross (journey time 3 hours and 40 minutes). The main A68 and A7 trunk roads are nearby providing good road links going north and south. The city of Edinburgh lies 43 to the north. Both Edinburgh airport (50 miles) and Newcastle airport (63 miles) offer a wide range of domestic, European and international flights.

The Borders is renowned for its rich variety of scenic landscapes, proud agricultural tradition and recreational opportunities like it's world class salmon fishing on the nearby River Tweed, grouse and pheasant shooting on a number of nearby estates, and a strong equestrian tradition with The Common Riding and trail hunting (Eastfield is in the middle of The Duke of Buccleuch's Hunt country). Kelso Racecourse holds regular meetings, and the Ian Stark Equestrian Centre is just 7.5 miles west of Eastfield. For the golfer, most Borders towns have their own courses. Local to Eastfield are the nine-hole courses at Melrose, Selkirk and St. Boswells, together with the championship course at the Schloss Roxburghe, just outside Kelso.







## Eastfield House

Eastfield is accessed from the main Selkirk/St Boswells A699 road, via a minor country road. There are gate lodges at either entrance with an attractive tree-lined gravel drive which leads to the carriage circle at the main house.

The house has been well maintained and has been updated and renovated in recent years and is now a very comfortable and adaptable family home. Thought to date back to the late 18th century, Eastfield is constructed of stone with a rendered finish beneath a pitched slate roof. The main rooms are well-proportioned and have double glazed sash-and-case windows. The accommodation is over two floors as follows:

**Ground floor:** hallway with cloakroom WC, drawing room (with open fireplace), sitting room/snug (with wood burner), dining room, dining kitchen, utility room, rear entrance hall.

**First floor:** landing, with large run of fitted cupboards, five double bedrooms, two family bathrooms and one recently renovated bathroom with walk in shower.





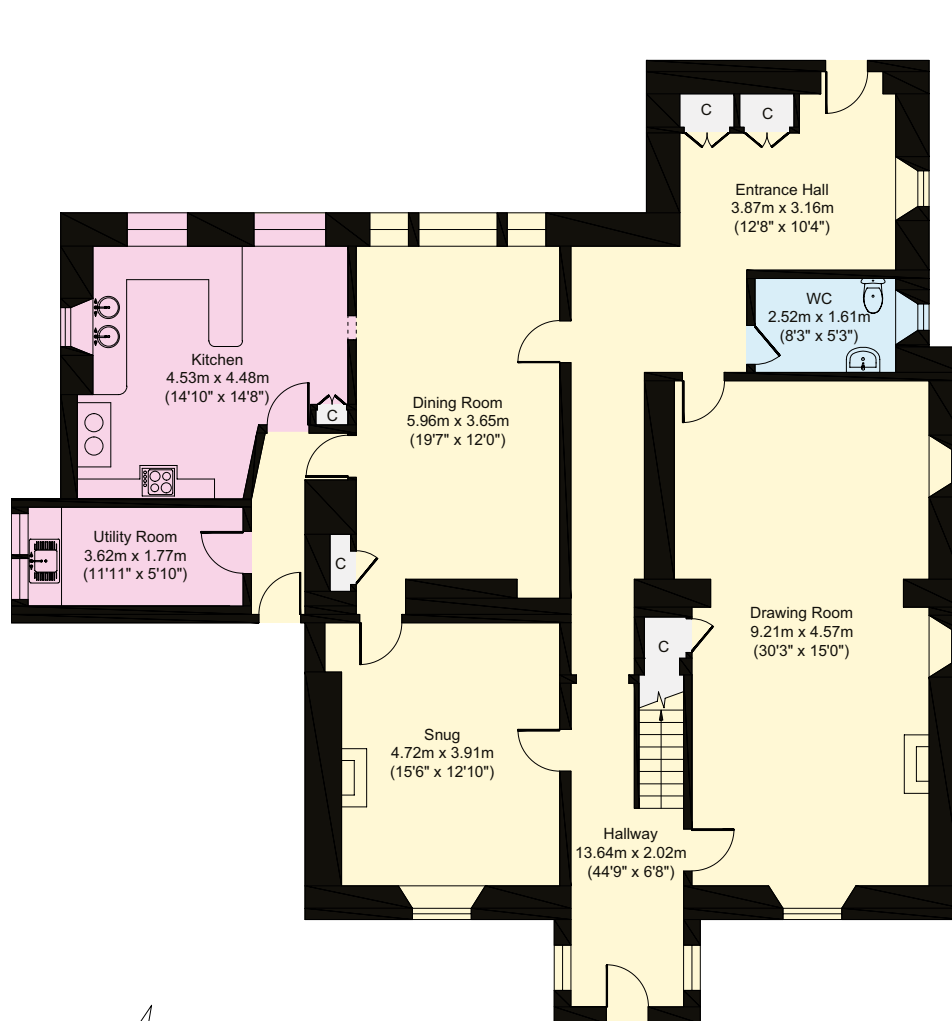


# Eastfield, Melrose, Roxburghshire, TD6 9HG

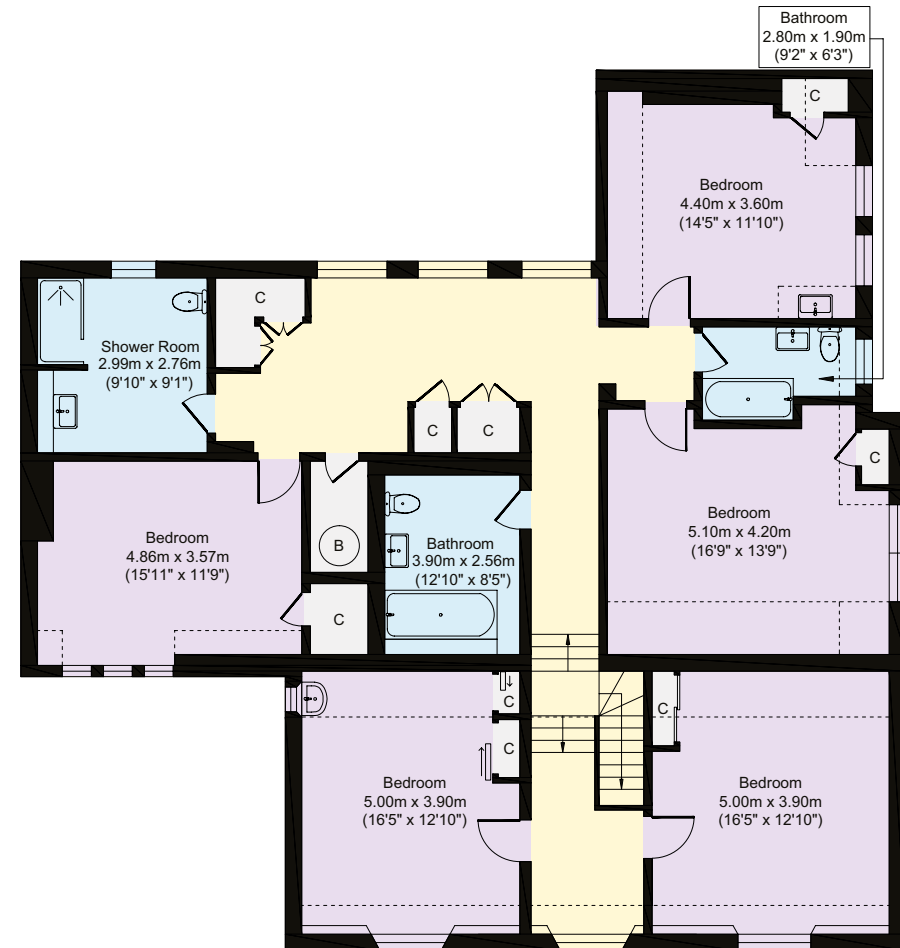
Approximate Gross Internal Floor Area  
336.31 sq m (3620 sq ft)

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Ground Floor  
Approximate Floor Area  
166.27 sq. m  
(1790 sq. ft)



First Floor  
Approximate Floor Area  
170.04 sq. m  
(1830 sq. ft)



At the front of the house is a south-facing patio which leads out onto terraced lawns, planted borders and a summerhouse in the corner of the garden. It is enclosed by mature trees to the east and a stone wall to the south and west.







Orchard House

## Orchard House

Situated to the south-west of the main house, Orchard House is accessed through the steading yard and sits close to the main range of buildings. Built in 1998, the property is constructed of rendered stone beneath a pitched slate roof.

The accommodation on two floors is as follows:

**Ground floor:** entrance hall, sitting room, dining kitchen, utility room and WC.

**First floor:** landing, principal bedroom (with fitted wardrobes), two further bedrooms, shower room and family bathroom.

French doors lead out from both the sitting room and kitchen to an enclosed front garden which wraps round the side of the property. There is a traditional stone and slate outbuilding adjacent to the house which is utilised as a garage/store.

## Mill Cottage

Forming part of what was the original mill, Mill Cottage is of traditional construction with an attractive, west-facing garden. Accommodation as follows:

**Ground floor:** entrance hall, kitchen and sitting room.

**First floor:** two bedrooms and family bathroom.

## North Lodge

North Lodge is situated at the back drive leading to Orchard House, Mill Cottage and the steading. This attractive stone lodge is built beneath a pitched slate roof with accommodation as follows:

**Ground floor:** entrance hall, snug, sitting room, kitchen, shower room, utility room and family bathroom.

**First floor:** two double bedrooms.

There is an enclosed garden and large gravelled parking area to the front. In the adjacent fields a potential development plot. A pre planning application was submitted in 2020 (See Planning).





## The Lodge

Situated by the entrance to the main house, The Lodge is also built of stone beneath a pitched slate roof with a small garden to the rear of the property. The single storey accommodation is as follows:

Entrance hall, kitchen, sitting room, two double bedrooms and family bathroom.

## Outbuildings

Eastfield includes a range of traditional outbuildings situated next to Mill Cottage and Orchard House. This includes:

- Traditional L-shape steading including garaging, stores, stables and tack room.
- Separate former mill (adjoining Mill Cottage) with garage/workshop and attic room above.
- Detached stone bothy used for storage.



## Land

The policies at Eastfield extend to about 183.37 acres in total. The land rises from about 170 metres at the northern boundary, close to the main road, to about 210 metres along the western boundary. The land holding is divided by the minor road passing through it. The land is predominantly classed as grade 4.1/4.2 by the James Hutton Institute. It consists of 156.13 acres permanent pasture, 9.27 acres rough grazing, 15.03 acres mixed woodland and 2.94 acres buildings/water/miscellaneous. There are eleven enclosures interspersed with small blocks of woodland. The land is currently let to a neighbour on a five-year Short Limited Duration Tenancy (SLDT) which is due to expire at the end of April 2025 but a continuation of the tenancy would be welcomed.













## Directions

From the A68 at St. Boswells, take the A699 west towards Selkirk. After 3 miles, take the road that forks up to the left. Continue up the road for about 0.25 miles and the entrance gates to Eastfield Lodge are on the corner, next to The Lodge. The postcode is TD6 9HG.

## What3words

///cobbled.intrigues.purses

## Floorplans

Floorplans of each of the houses is available on request from the Joint Selling Agents.

## Rights of Access/Title Conditions

The property is sold with the benefit of and subject to all existing rights and burdens contained within the title deeds.

## Solicitors

Messrs Geo and Jas Oliver  
13 High Street, Hawick, TD9 9DH  
Tel: 01450 372791  
Email: holiver@gandjoliver.co.uk

## Local Authority

Scottish Borders Council  
Council Headquarters, Newtown St. Boswells, Melrose, TD6 0SA  
Tel: 01835 824000

## Entry

Entry is available by arrangement with the seller.

## Residential Schedule

Property	Occupancy	Services	Council Tax	EPC Banding
Eastfield House	Vacant	Oil fired central heating, mains water supply and private drainage.	G	E
Orchard House	Vacant	Oil fired central heating, mains water supply and private drainage.	G	D
Mill Cottage	Service occupancy	Electric panel radiators, back boiler, mains water supply and private drainage.	B	E
North Lodge	Short Assured Tenancy	LPG gas central heating, mains water supply and private drainage.	A	G
The Lodge	Short Assured Tenancy	Oil fired central heating, private water supply and private drainage.	A	E

## Household Contents

Fitted carpets and curtains are included in the sale. Separate items of furniture may be available by separate negotiation.

## Agri-environmental schemes

All of the land is registered by the Agricultural, Food and Rural Committee in Rural Payments and Inspections Directorate (AFRC\_RPID) under the code County Parish holding number 92/793/0038. There are no Basic Payment entitlements to single farm payment included in the sale.

## Sporting Rights

The sporting rights are in-hand.

## Timber and minerals

All standing and fallen timber and the mineral rights are included in the sale insofar as they are owned.

## Viewing

Strictly by appointment with the Joint Selling Agents Knight Frank (0131 222 9600) or GSC Grays (01665 252070).

## Health & Safety

Given the hazards of a rural property, please make you plan your visit in advance and understand the directions in full.

## Planning

A planning pre-application was submitted to the Scottish Borders Planning Council in December 2020 to seek some feedback on the likelihood of obtaining planning consent to construct a house in the field adjacent to North Lodge. The feedback given was positive on the likelihood of achieving consent. The planning ref no is: 19/00531/PREAPP. Please note that is not planning consent but a pre-application.

## 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.

## Offers

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.

## Guide Price

Offers over £2,750,000

## Overseas Purchaser(s)

Any offer(s) by a purchaser who is resident outwith the United Kingdom must be accompanied by a guarantee from a bank that is acceptable to the seller.



## Closing date

A closing date for offers may be fixed, and prospective purchasers are urged to note their interest formally to the selling agents. The seller reserves the right to conclude a bargain for the sale of any portions of the subjects of sale ahead of a notified closing date and will not be obliged to accept the highest or any offer for any part of the subjects of sale.

## Conditions of Sale

### 1. 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.

### 2. Deposit

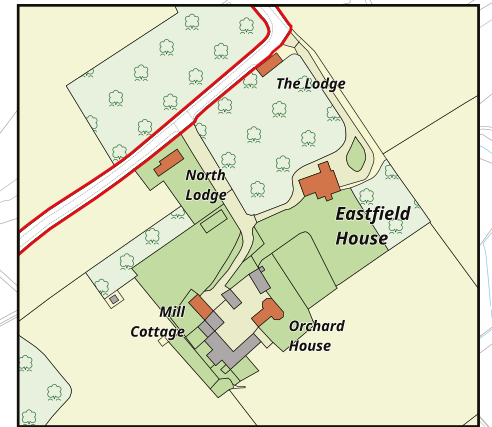
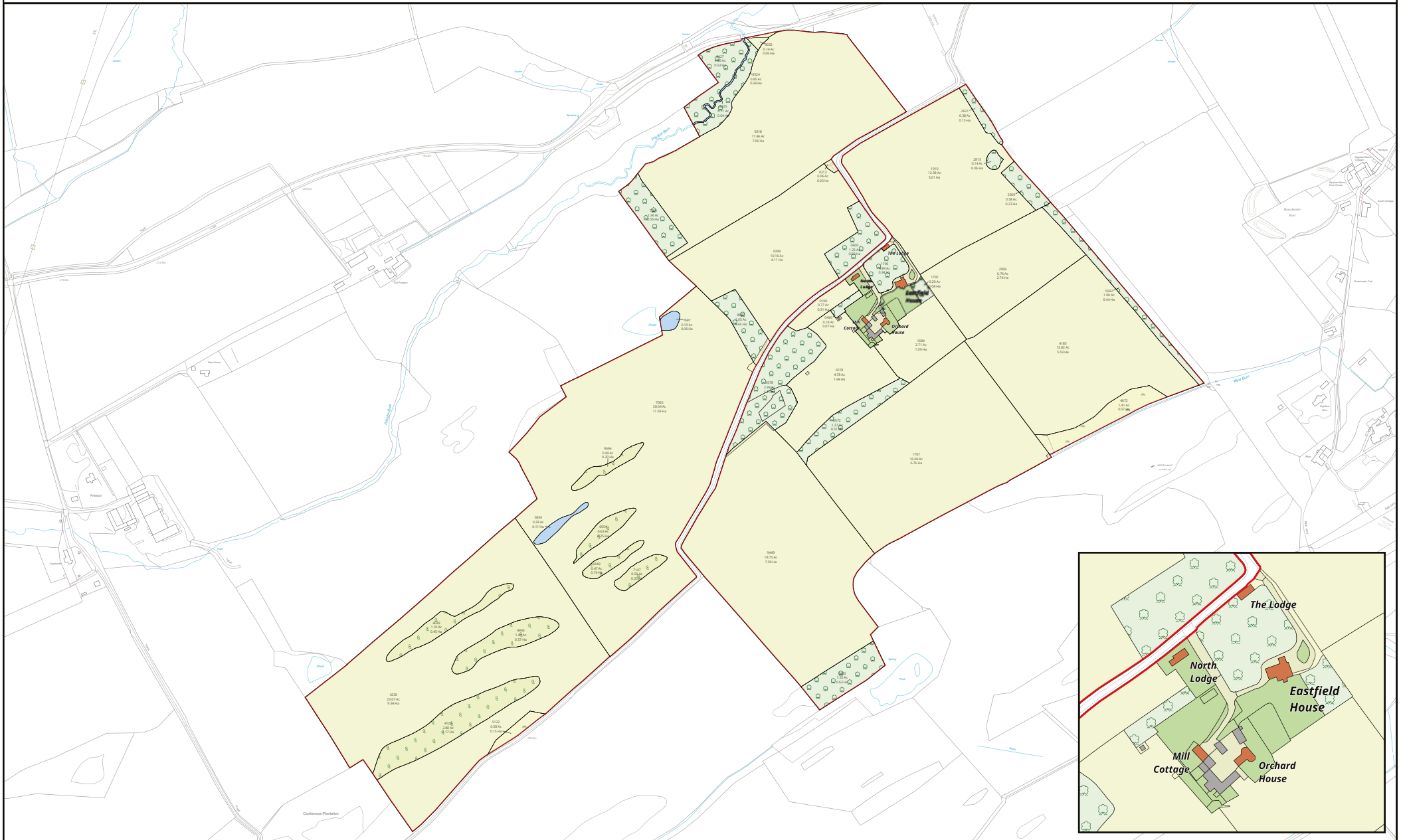
On conclusion of missives, a deposit of 10 per cent of the purchase price will be paid with the balance due at the date of entry. This deposit will be non-returnable in the event of a purchaser failing to complete the sale for reasons not attributable to the Sellers or their agents.

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

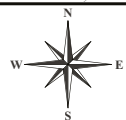
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# Eastfield



LDS Ltd  
 Plan Preparation  
 Unit 15, Glenmore Business Park  
 Telford Road  
 Salisbury SP2 7GL



Land Use:	
	Pasture
	Woodland
	Scrub
	Verge / Misc
	Water
	Heathland
	Building (Residential)
	Building / Structure (Agricultural)
	Gardens
	Road / Track

NB: If field & building type are unknown - assumed pasture & residential



Date: 12:04:24  
 Drawn By: CW  
 Scale: 1:5500 @ A3  
 Plan Ref: 18395

Title: **Eastfield**

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