



Old Schoolhouse

Pyatshaw, Lauder,



Nestled in a beautiful pocket of rolling countryside, this striking home benefits from an outstanding position within the Scottish Borders, affording an enviable lifestyle with a generous plot, wonderful privacy, flexible accommodation and potential for income stream with a self-contained cottage and studio.



OLD SCHOOL HOUSE

The property benefits from an excellent position for commuters and amenities via the A68, and falls within the catchment for the renowned Earlston High School – recently referenced as one of the best performing secondary schools in Scotland.

The property opens from the picturesque hamlet with a generous private driveway opening to fully enclosed grounds, sheltering trees and paving to the front porch and side entrances.

With a wonderful choice of public space on the ground floor, the original School House has been thoughtfully extended over the years to host an easy flow, fantastic for entertaining or family life, between the reception areas. At its heart is a farmhouse style kitchen; with a bright dual aspect, feature AGA and an adjoining boot room and utility for storage. A neighbouring dining room follows through to the living room with mezzanine level above, and a super connecting sun room. Also on the ground floor, a comfortable double bedrooms and shower room.

The first floor landing opens to a generous master bedroom, with dual aspect enjoying wonderful views, with the benefit of a shower room, dressing room and in-built storage. Three further bedrooms open across the hall with a family bathroom.

In addition to the mature landscaped, wrap around garden grounds, a choice of external buildings incredible adaptability for any buyer. A converted cottage named Burn Cottage sits at the foot of the garden and makes for an enviable addition to the property allowing for a separate workspace, annexe for living accommodation or as a self-contained holiday cottage subject to the appropriate licences. Further outdoor space is provided by a garden room studio with full electrics and patio, a Scandi built BBQ house and a double garage with workshop.

LOCATION

Pyatshaw sits 3.5 miles south east of Lauder following the B6362 Thirlestane road. What3words – gold.heartburn.fend Lauder is the

nearest village, access in around 10 minutes by car and is an area surrounded by beautiful Borders landscape, with local views across the stunning Thirlestane Castle, towards rolling fields and countryside. The village of Lauder itself has a host of excellent amenities; from independent retailers including fruit and vegetable shop, butchers, baker, restaurants and cafes, to excellent sporting facilities including golf course, tennis club and a strong horse riding community.

HIGHLIGHTS

- Countryside Location with Excellent Links
- Large Plot & Scenic Outlooks
- Beautifully Maintained Family Home
- Flexible Living Space & Adaptable
- Self Contained Cottage & Studio Office
- Outbuildings
- Nordic BBQ Hut

ACCOMMODATION LIST

Ground Floor: Entrance Porch, Hallway, Living Room with Mezzanine, Dining Room, Kitchen, Utility Room, Rear Hallway, Bedroom, Shower Room and Conservatory. First Floor: Landing, Master Bedroom with Dressing Room and En Suite Shower Room, Three Further Bedrooms and a Family Bathroom. Annexe; Open Plan Living Room & Kitchen, Shower Room, Bedroom. Garden Room, Summerhouse, Garage and Nordic BBQ Hut all with Electricity.

ADDITIONAL INFORMATION

All integral appliances, AGA, curtain poles, blinds are included in the sale.

SERVICES

Mains electricity, private water & drainage. Double glazed. Solar PV Panels.

COUNCIL TAX

Band G.

ENERGY EFFICIENCY

Band D.

MEASUREMENTS

See Floorplan

VIEWING

A virtual tour is available on Hastings Legal - YouTube. Please view this before booking a personal viewing. The Home Report can be downloaded from our website www.hastingslegal.co.uk or requested by email enq@hastingslegal.co.uk. Alternatively, or to request further information, call 01573 225999 - lines open 7 days a week including evenings, weekends and public holidays.

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 or 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.

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.



