

HASTIN^{LEGAL}&S



Pinewood House

Gordon, TD3 6JU

Offers Over £430,000





A substantial family home set within a large private plot offering a generous and secluded residence, currently operating as a successful holiday let.



PINEWOOD

Edengrove is a small cluster of detached properties on the periphery of Gordon village. Dating back to early 1900's Pinewood previously served as a hospital before being converted into a residential dwelling. The property exudes a sense of grandeur. Inside, you'll find formal entertaining rooms, a spacious kitchen, and multiple guest suites. The décor offers a tasteful nod to the past while incorporating many modern features. This expansive space offers a flexibility thanks to room locations and space. Currently operating as a holiday let, this property presents a rare opportunity to purchase a turn-key investment. The ability to acquire it as-is makes it particularly attractive for someone seeking a ready-made business opportunity. The grounds wrap around the property and offer an array of colour through various plants and mature trees,

LOCATION

Gordon village has a general store, church and pub together with an excellent small primary school with nursery which falls within the catchment area of the renowned Earlston High School. The nearby towns of Earlston and Kelso offer a good range of shops and services with Edinburgh a very commutable 45 minutes' drive away or 40 mins by train via the nearby Tweedbank Station.

DIRECTIONS

What3words gives a location reference which is accurate to within three metres squared. The location reference for this property is [///popped.shrug.internet](https://www.what3words.com/popped.shrug.internet)

HIGHLIGHTS

- Expansive accommodation • Large Private Plot • 8 Bedrooms and 3 Bathrooms • Enclosed Swimming Spa • Commuting distance to Edinburgh • Rare Opportunity

ACCOMMODATION

The entrance hallway leads to an inner hall and the lower levels of the home. From here, you enter the spacious dining kitchen, which features an extensive range of fitted units and a central island, providing generous storage and preparation space. A built-in dresser

defines a dedicated dining area—ideal for family meals—while a large window bathes the room in natural light and offers a charming view of the garden. A door from the kitchen opens into a substantial utility room, which is fully plumbed for a washing machine and provides excellent additional storage. Three windows overlook the neighbouring area, making the space both practical and bright. Continuing through the hallway, you'll find a formal dining room, well-lit by windows on two aspects. The lower level also hosts two elegant reception rooms: the first, currently used as a piano room, enjoys abundant natural light from two large windows and a glazed door that opens directly onto a patio area of the garden. The second reception room is a tranquil, airy space with three windows offering delightful views over the private gardens.. Each reception room has been individually decorated and features a central, functioning fireplace, adding warmth and character to these beautiful living spaces. The first of eight bedrooms is located on the ground floor along with a shower room and WC. The staircase leads to the upper level, where the remaining bedrooms and bathrooms are located. Each bedroom is individually decorated, showcasing its own unique character, and all enjoy pleasant views of the surrounding area. The main bathroom features classic checkerboard flooring, a freestanding roll-top bath, and a separate walk-in shower, blending traditional charm with modern comfort. A separate shower room also offers a spacious walk-in shower, creating additional convenience for family and guests alike.

EXTERNAL

The beautifully landscaped wrap-around garden has been thoughtfully designed to offer a variety of peaceful spaces to relax and enjoy the outdoors. A spacious patio, accessed directly from one of the reception rooms, provides ample seating and centres around a striking water feature and pond—perfect for quiet reflection or alfresco dining. The garden itself encircles the property, with mature trees lining the boundaries to offer both privacy and natural beauty. A rich array of established trees, shrubs, and flowering plants add depth, texture, and seasonal colour throughout the grounds. At the rear, a generous timber deck hosts an inbuilt Rapid River spa, creating an ideal setting for entertaining family and friends. This area also includes

additional seating and a dedicated barbecue zone, making it a hub for social gatherings. To the side of the house, a private driveway offers convenient off-road parking.

SERVICES

All Mains Services, Oil Fired Central Heating, Drainage to shared septic tank, Single/secondary glazing.

COUNCIL TAX

Band D

ENERGY EFFICIENCY

Rating F

TENURE

Freehold

VIEWING & HOME REPORT

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.

PRICE & MARKETING POLICY

Offers over £430,000 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.



