

# FRIARS HALL

GATTONSIDE, MELROSE, ROXBURGHSHIRE





# FRIARS HALL

Magnificent Georgian family house within easy walking distance of Melrose.

Edinburgh 36 miles | Melrose 2 miles | Berwick-upon-Tweed 37 miles  
Borders Railway 3 miles (Distances approximate)

3 reception rooms | 7/8 bedrooms | 4 bath/shower rooms (3 ensuite)  
Kitchen | Breakfast room | Laundry | Wine cellar

About 5,479 sq ft

Useful range of outbuildings including garaging for 2 cars and extensive parking  
Beautiful, mature garden

In all about 2.02 acres

EPC F

Freehold

Council Tax band - H

## DESCRIPTION

Friars Hall, with its fine southerly outlook is an exceptional B listed Georgian country house with a beautiful front façade and elegant, well proportioned family accommodation arranged over ground and first floors. The original house was built in the 1750's while the east wing was added in the mid 19th century. In recent years the house has been updated and is presented in immaculate condition. The house retains a wealth of period features such as working shutters, ceiling roses, mouldings and cornicing. Of particular note are the entrance hall and the oval drawing room, on the first floor. Friars Hall sits at the centre of a beautiful garden extending to approximately two acres. There is scope to create a self-contained annex at the eastern extent of the house.





## SITUATION

Friars Hall is set in a glorious position in the very heart of Scotland's beautiful Borders countryside. Gattonside is an attractive and accessible village, with a vibrant community, just north of the river Tweed. Friars Hall looks due South on to the the Eildon Hills and the historic town of Melrose which is renowned for its Abbey - now a picturesque ruin, 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 along with great primary schools. Friars Hall falls within the catchment area of Earlston High School. Melrose plays host to the extremely popular annual Borders Book Festival along with the world famous "Melrose Sevens" rugby tournament held in April each year. This part of the Borders is particularly well known for its beautiful countryside, dramatic landscapes and vibrant wildlife. Friars Hall is an ideal base for those who enjoy game shooting, cycling fishing, walking, rugby and golf. Edinburgh, and its international airport, are within easy reach, as is the main east coast rail line at Berwick-upon-Tweed (37 miles). The terminus for the Borders Railway (and regular trains to Edinburgh) is within walking distance being only 1.7 miles to the west while pedestrian access to Melrose via the riverbank and the "chain bridge" is only 1.3 miles.





## GARDENS & GROUNDS

A tarmac drive leads down from the Leaderfoot road to the front door of the property, where ample parking space can be found. The beautifully maintained garden to the south of the house is primarily lawn, interspersed with herbaceous borders, mature trees and hedges. The ground floor lounge looks out onto a paved terrace from which magnificent views of the Eildon Hills and Melrose Abbey can be enjoyed.





## OUTBUILDINGS

At the back of the house is garaging for two cars, the old laundry, workshop and store – all of which are connected. Subject to obtaining the necessary planning consents, these buildings could be converted to create additional living accommodation. In addition, there is also a log store, outside WC and timber tool shed (with ramp).

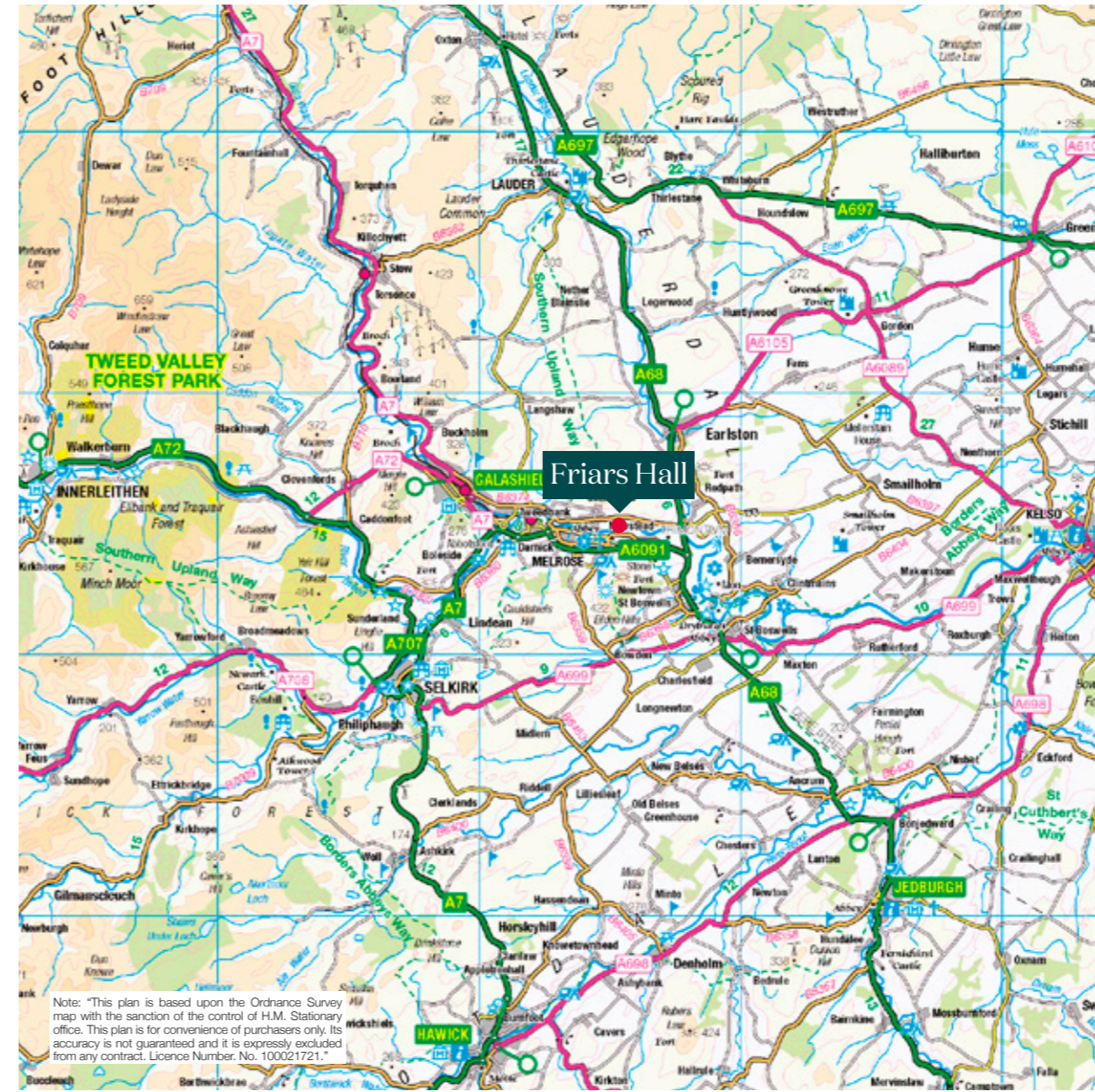
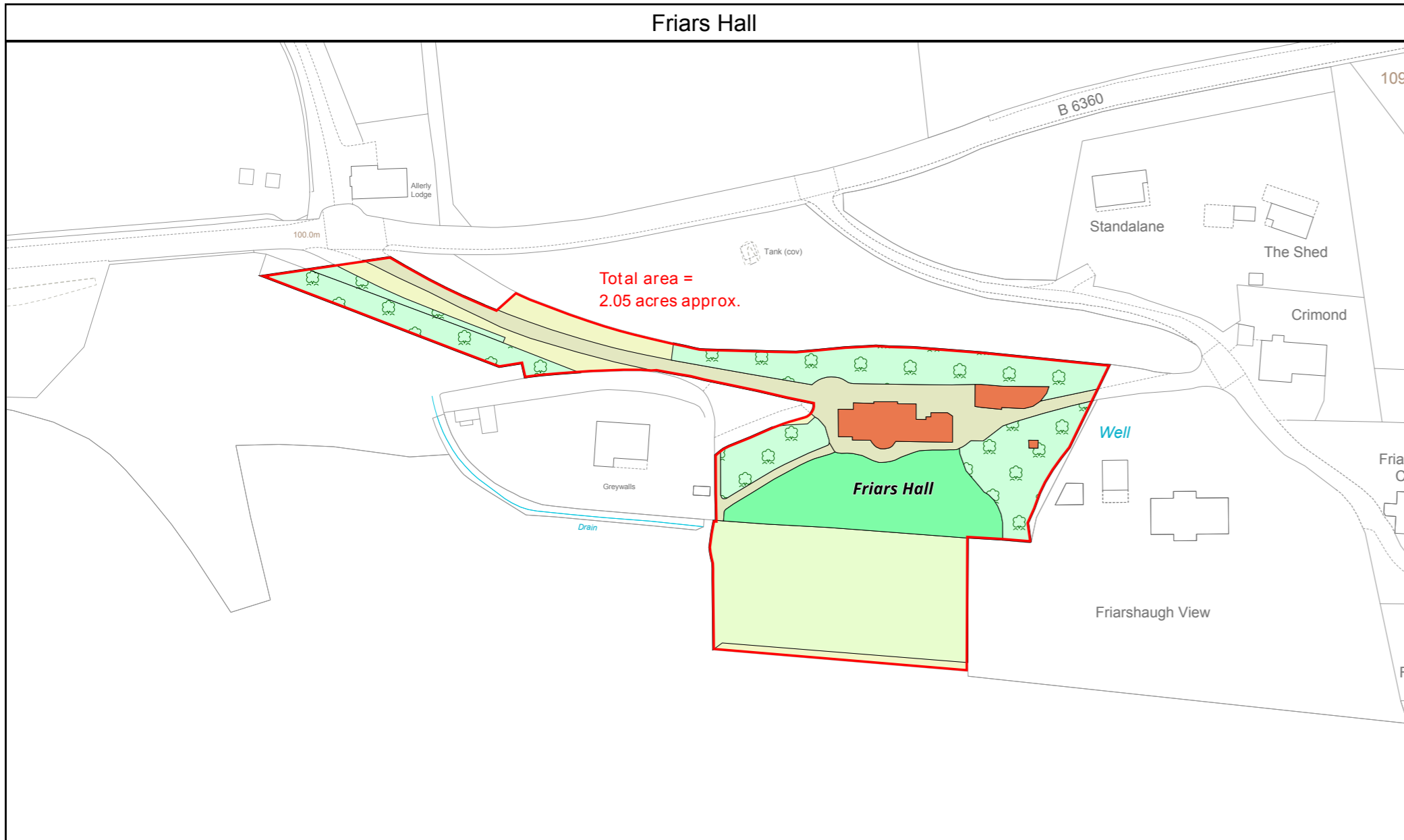


Approximate Gross Internal Floor Area

Main House = 509 sq m / 5,479 sq ft

Garage and Outbuildings = 92 sq m / 990 sq ft





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. All those items regarded as tenant's fixtures and fittings, are specifically excluded from any tenancy and will not be evidenced in the inventory. Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legal/privacy-statement>. Particulars dated April 2024. Photographs and videos dated Summer 2024.

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## DIRECTIONS

What3words /// fermented.agreeing.analogy

## LISTING

Friars Hall is noted by Historic Scotland to be of special historic interest and is listed category B. Friars Hall is outwith the Gattonside village conservation area.

## SERVICES

Mains water and electricity. Private drainage to a septic tank. Mains gas fired central heating. These services have not been tested and therefore there is no warranty from the agents.

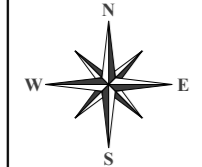
## CONDITIONS OF SALE

- 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. Please note that the carpets, curtains and light fittings are included in the sale.
- 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 non-returnable in the event of a purchaser failing to complete the sale for reasons not attributable to the Sellers or their agents.

## CLOSING DATE

A closing date by which offers must be submitted will probably be fixed later. Anyone who has informed the Selling Agents in writing that they intend to make an offer will be sent a letter drawing their attention to the Closing Date.

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Scale: 1:1350 @ A4  
Plan Ref: 18731

Title: **Friars Hall**

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