

# NETHERURD HOUSE

BEYTH BRIDGE, WEST LINTON, SCOTTISH BORDERS



# NETHERURD HOUSE

An exceptional Georgian country house with beautiful gardens and about 25 acres of land, within easy commuting distance of Edinburgh.

West Linton 6 miles | Peebles 10 miles | Edinburgh 23 miles  
Edinburgh Airport 27 miles (Distances approximate)

Reception hall | 6 principal reception rooms | Kitchen/Breakfast room  
Garden room | Utility room | Laundry | 10 bedrooms (5 with en suite shower rooms)  
Third floor with potential for further bedrooms and bathrooms | Two-bedroom self-contained annexe, operating as a successful holiday let  
Extensive gardens and grounds | Wooden pavilion | Wooden cabin with planning consent as a two-bedroom cottage | Large pond  
Woodland and paddocks | Approx. 25 acres

EPC E

Freehold

Local Authority – Scottish Borders. Council Tax band - H

## DESCRIPTION

Netherurd House is a stunning Georgian mansion set within its own picturesque grounds. The house has an impressive front façade with a pediment above a pilastered doorway, topped with a balcony and a Palladian window. The main house spans four storeys, with a Victorian wing to the rear.

The current owners bought the property from Girlguiding Scotland and have conducted an extensive program of renovations. The interior of the house is unrecognisable, with great attention to detail having been paid to the layout and interior design. The house now presents the opportunity for a family to live in a grand country house with interiors suited to 21st-century living. Particular attention was given to the ground and first floors, with the second and third floors still offering potential for buyers to add their own mark and create a layout that suits their needs. Many period features, such as original timber work, cornicing, and fireplaces, remain intact.

The entrance makes a strong impression with a large central hall framed by a beautiful staircase, leading to large galleried landings on the upper floors. The living and entertaining space on the ground floor is exceptional, consisting of a billiard room, sitting room, and dining room. The beautifully appointed kitchen is at the heart of the house, adjacent to the dining room. To the rear is the garden room, which is flooded with light due to windows filling the entire south-facing wall. This room has a fitted kitchen and is ideal for summer entertaining. Also on the ground floor are two guest bedrooms, a shower room, laundry, utility room, cloakroom, and two WCs.





The first floor is traditionally the principal floor of the house, featuring a magnificent landing with a Palladian window. To the west, the drawing room and library are connected by retractable sliding doors, creating a double reception room. These two rooms are exceptional, both with large windows and attractive fireplaces. The scale of the combined space is ideal for entertaining. To the east, there is a family room with a fitted bar and a lift to the ground floor. There is a guest WC and a wet room on this floor.

The second floor also features an impressive landing. It includes four principal bedrooms at the front of the house, each with an en suite shower room. Additionally, there are two further double bedrooms (one en suite) and two single bedrooms, served by four shower rooms.

The third floor has the potential to be developed into bedroom accommodation in keeping with the rest of the house. In its current form, there is a central hall with four shower rooms and four WCs. There are ten bedrooms, one of which includes its own shower room.





## SITUATION

Netherurd House is beautifully positioned in approximately 25 acres of its own grounds, amidst the picturesque countryside of the Scottish Borders. While enjoying a rural setting, the property is conveniently located just 23 miles from the heart of Edinburgh.

The nearby conservation village of West Linton and the market town of Peebles offer an excellent array of local amenities, including shops, post offices, leisure centres with swimming pools, and both primary and secondary schools.

The property boasts excellent connectivity to Edinburgh and routes heading south. The Edinburgh City Bypass, situated 19 miles to the north, provides access to Edinburgh International Airport and the motorway network. The A701 offers a convenient route south via Moffat to the M74, which continues past Carlisle and connects with the M6. Glasgow is located 42 miles away.

Netherurd House is ideally positioned for outdoor recreation. The Pentland Hills Regional Park, popular for walking, mountain biking, and fell running, is home to the Midlothian Ski Sports Centre. Additionally, the Glentress mountain biking area at Innerleithen and further cycle trails within the 7stanes network offer ample opportunities for adventure. The Scottish Borders is an area renowned for its unspoilt beauty, strong equestrian tradition and rich variety of sport. Driven grouse, pheasant and partridge shooting are available locally with salmon fishing on the Rivers Tweed and Teviot amongst others. Golf enthusiasts can enjoy courses at West Linton, Glencorse, and Peebles, with all the links courses of East Lothian easily accessible via the Edinburgh City Bypass.



# ANNEXE





## GARDENS & GROUNDS

Netherurd House is situated within approximately 25 acres of gardens, parkland, and wooded areas. The garden extends to the west of the house and is nicely connected to the garden room, making it ideal for outdoor dining. Beyond the immediate garden, there is a sweeping lawn with the Back Burn running through it. A large pond, surrounded by trees, is located to the west of this area.

Beyond the pond, a long strip of woodland runs alongside the west drive, which leads to the west entrance off the A721. The drive from the house continues to the main entrance to the east, bordered by a narrower strip of woodland.

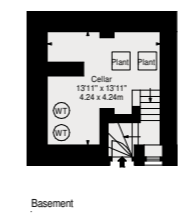
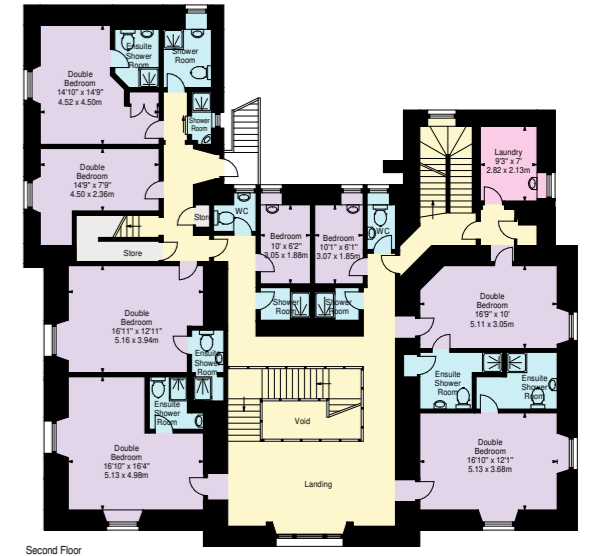
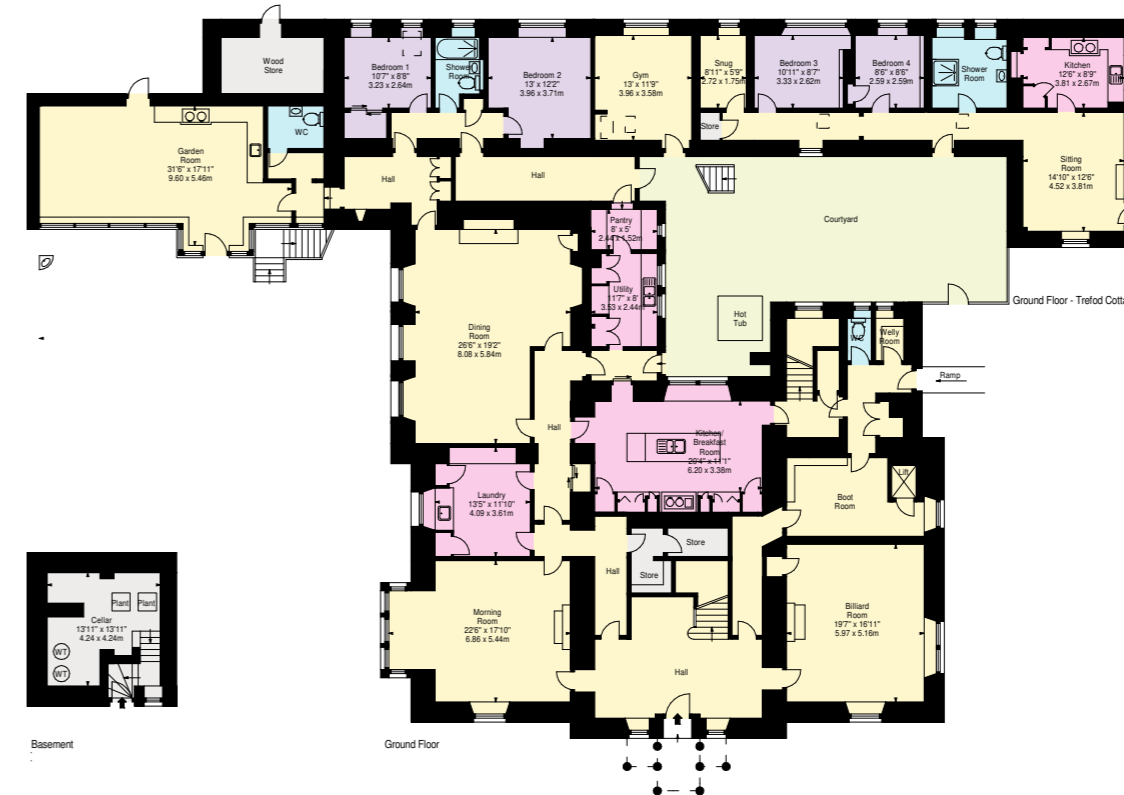
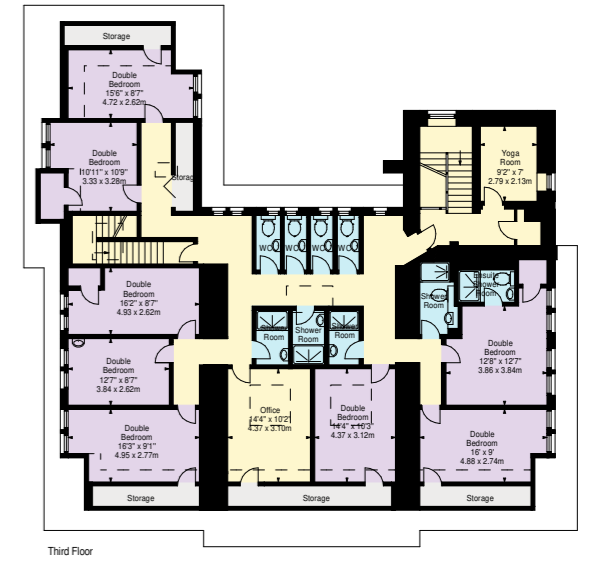
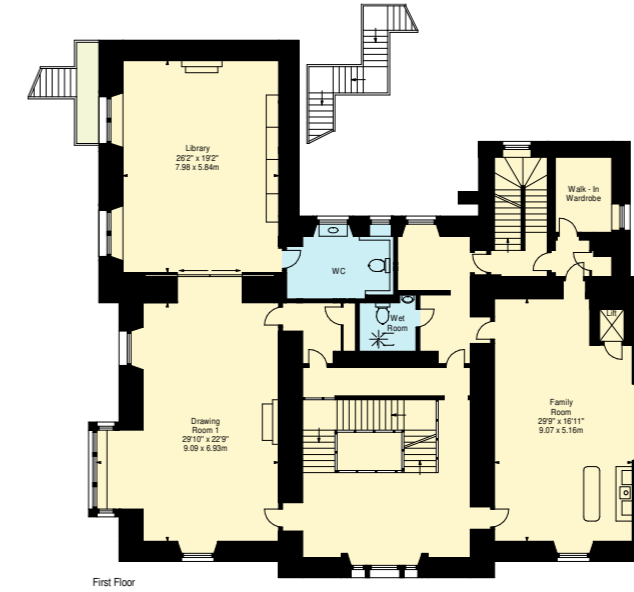
Adjacent to the house is the Crossroads Field, which features a wooden pavilion overlooking it and the Back Burn running to a pond in the bottom corner. With the usual planning consents, the pavilion has scope for conversion but could work well as a home office or party barn. South of the drive is the Bryland Site, a field with a wooden-clad cabin that has planning permission for conversion to a two-bedroom cottage.

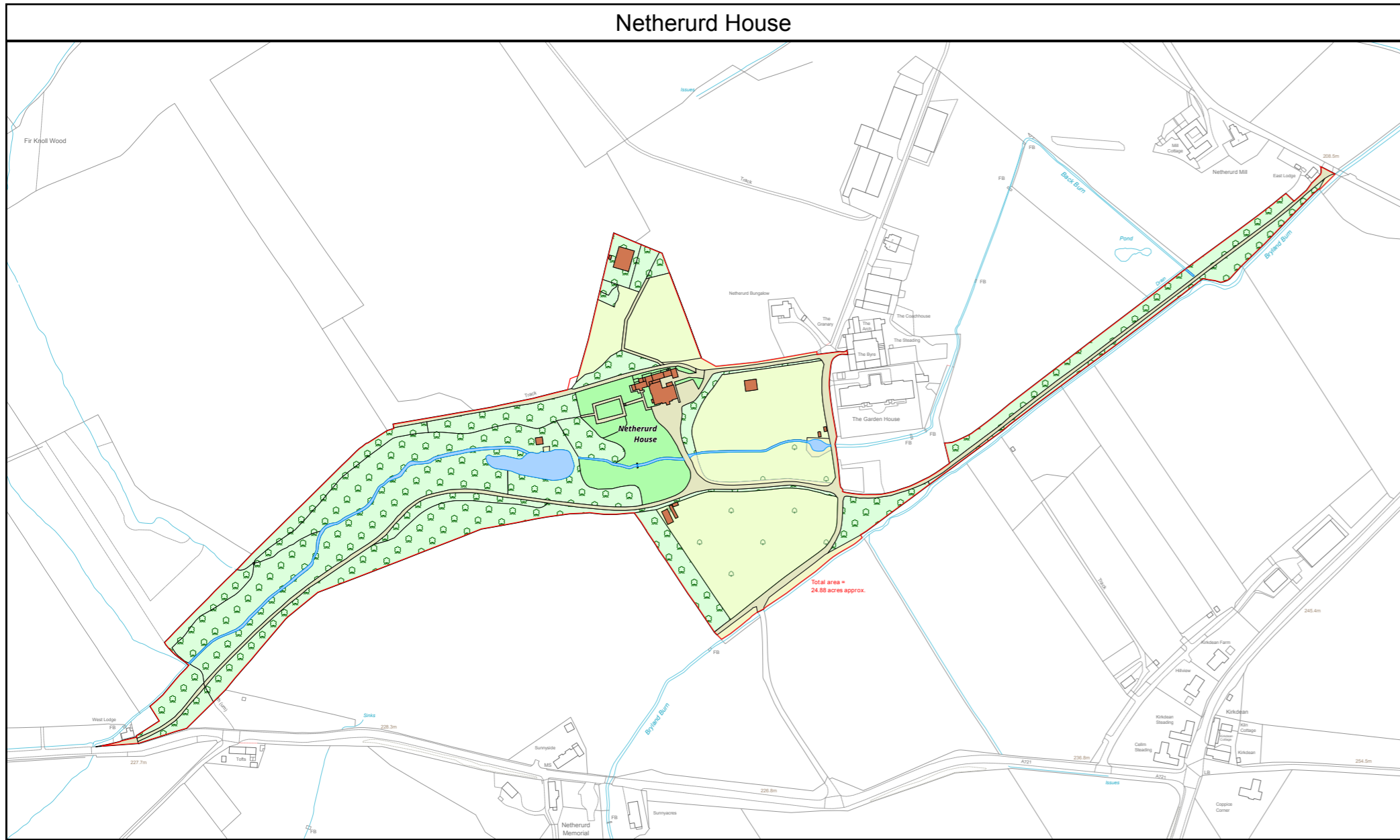






Approximate Gross Internal Floor Area  
 Main House = 1,305.71 sq m / 14,055 sq ft  
 Cellar = 18.67 sq m / 201 sq ft





<b>LDS Ltd</b> Plan Preparation Unit 15, Glenmore Business Park Telford Road Salisbury SP2 7GL  (e) planprep@lds-survey.co.uk			Date: 03:06:24 Drawn By: CW Scale: 1:4500 @ A4 Plan Ref: 18882
			<b>Title</b> <b>Netherurd House</b>
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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/legals/privacy-statement>. Particulars dated May 2024. Photographs and videos dated February and May 2024.

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## LISTING

Netherurd House is Listed Category B.

## SERVICES

Mains water and electricity. Central heating provided by oil fired boilers. Private drainage to a septic tank.

## VIEWING

Strictly by appointment with Knight Frank – 0131 222 9600

## SERVITUDE RIGHTS, BURDENS AND WAYLEAVES

The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves, including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes, whether contained in the Title Deeds or informally constituted and whether referred to in the General Remarks and Stipulations or not. The Purchaser(s) will be held to have satisfied himself as to the nature of all such servitude rights and others.

## FIXTURES & FITTINGS

Fitted floor coverings and integrated appliances are to be included within the sale. Curtains and light fittings may be available by separate negotiation.

## ACCESS

Neighbouring Netherurd Home Farm has access over all the driveways and over the track behind the house which leads to their fields. Maintenance is set according to the title deeds. Netherurd House has a servitude right of access over the south drive to the entrance with the whale bone archway.

## OFFERS

Offers, in Scottish legal form, must be submitted by your solicitor to the Selling Agents. It is intended to set a closing date, but the seller reserves the right to negotiate a sale with a single party. All genuinely interested parties are advised to instruct their solicitor to note their interest with the Selling Agents immediately after inspection.

## DEPOSIT

A deposit of 10% of the purchase price may be required. It will be paid within 7 days of the conclusion of Missives. The deposit will be non-returnable in the event of the Purchaser(s) failing to complete the sale for reasons not attributable to the Seller or his agents.



Edward Douglas-Home

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