

MERTOUN GLEBE

CLINTMANS, ST. BOSWELLS, MELROSE, ROXBURGHSHIRE





MERTOUN GLEBE

An exceptional Georgian country house with beautiful views,
in a prime Borders location.

St Boswells 1.5 miles, Melrose 6.8 miles, Berwick-upon-Tweed 30 miles,
Edinburgh 41 miles (Distances approximate)

Vestibule and hall | 5 reception rooms | Kitchen/Breakfast room | Studio | Utility
room | Principal bedroom with dressing room and ensuite bathroom | 5 further
bedrooms | 4 bathrooms | Rod room | Wine cellar | Extensive storage | Workshop
Contemporary summer house with kitchen and shower room | Garden grounds.

In all, about 1.26 acres

EPC E

Freehold

Local Authority – Scottish Borders. Council Tax band - H

DESCRIPTION

Mertoun Glebe is a wonderful family house in a highly sought after part of The Borders, within easy reach of both Melrose and Kelso, the two most popular towns in the area. The current owners have created a home with a welcoming atmosphere which is apparent immediately on entering the house. The flow of the accommodation works well and makes for a house that is easy to live in, with enough space for the whole family. The living and entertaining rooms are a combination of relaxed family spaces, such as the snug and sitting room, and more formal spaces including the dining room and drawing room. The open plan kitchen/breakfast room is the hub of the house and opens directly to the terrace and garden. The sun room, at the other end of the house, has south and west facing windows, making it ideal for enjoying the sun and views at any time of year. The house is very practical with a variety of rooms providing storage and utility space. Accessed from the drive, or through the house, is a studio which could work well as a home office or artist's studio.

Upstairs, the house is unusually well balanced in terms of the ratio of bedrooms to bathrooms. There is a beautiful principal bedroom which has a generous dressing room and en suite bathroom. There are five further double bedrooms, three bathrooms and a shower room.

Outside, there is a contemporary summer house which provides exceptional entertaining space. Featuring a kitchen and very large bi-fold doors, it is the ideal summer party space. It works well as a games room and could be used as guest accommodation, with a shower room. The summer house is a great asset to the house and has solar panels fitted to the roof, contributing to running costs.





SITUATION

Mertoun Glebe is situated in the heart of the Scottish Borders, close to the pretty village of St Boswells which has a butcher, a pub and The Mainstreet Trading Company, with an award-winning bookshop, café and deli. Positioned in an idyllic rural setting, the property benefits from a south easterly aspect with far reaching, uninterrupted views. It lies 41 miles from Edinburgh with its International Airport, and 30 miles from Berwick-upon-Tweed, with a main line railway station providing direct services to London and Edinburgh. The Borders Railway between Edinburgh and the Borders terminates at Tweedbank (8 miles) just outside Melrose.

Mertoun Glebe is ideally suited for those wishing to take advantage of the wealth of recreational opportunities available in the Scottish Borders, 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. There are endless opportunities for walking and riding and for golf enthusiasts there are several courses in the area including the championship Roxburghe course at Kelso. There are a number of good schools in the area, with the house being in the catchment for St Boswells Primary and Earlston High school, whilst the well-known preparatory school of St Marys is in nearby Melrose.





GARDENS & GROUNDS

The house sits in beautiful gardens, consisting of around 1.26 acres, with large areas of lawn surrounded by mature borders and trees. There is a kitchen garden as well as various terraces, connecting the house to the garden. The summer house provides a distinctive focal point to the side of the property, with herbaceous planting softening the ground between it and the main house. It is a delightful garden with views across open county.

To the west of the garden is a paddock which the current owners let from the neighbouring landowner. Subject to discussion with the estate, this arrangement may be extended to the new owner.

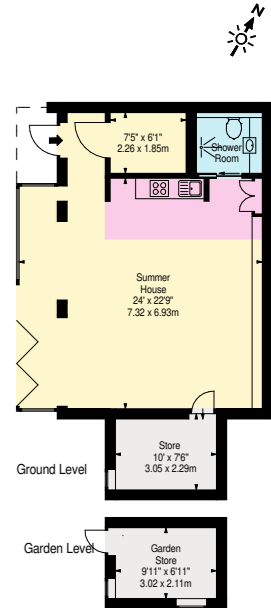
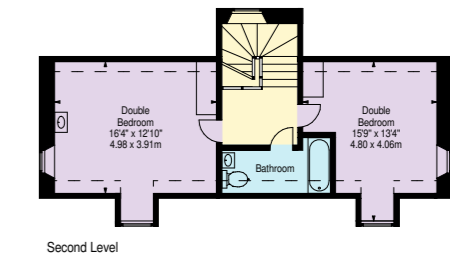
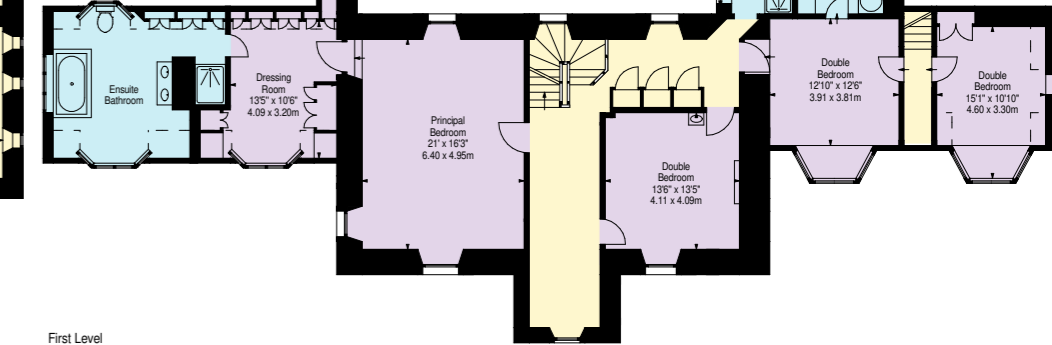
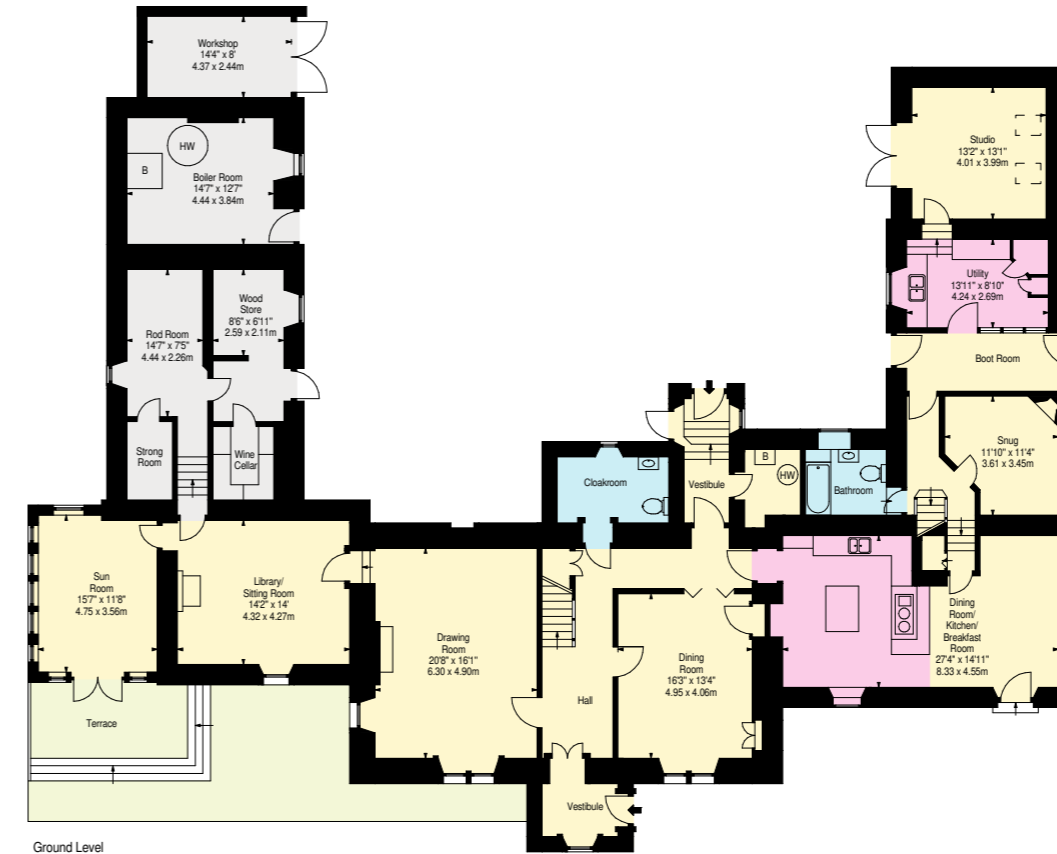


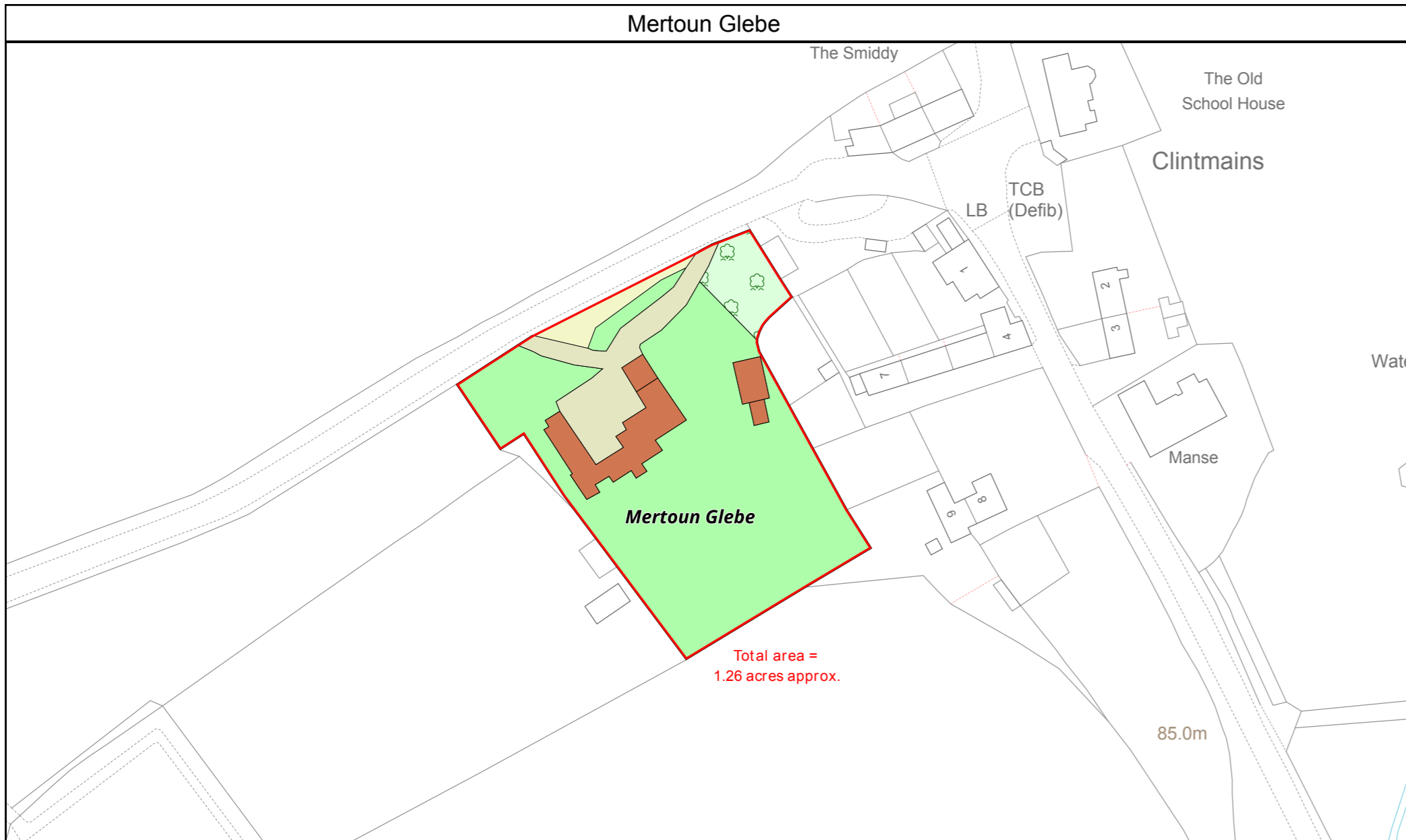


Approximate Gross Internal Floor Area

Main House = 551.27 sq m / 5,934 sq ft

Studio Annex & Garden Store = 76.36 sq m / 822 sq ft





LDS Ltd Plan Preparation Unit 15, Glenmore Business Park Telford Road Salisbury SP2 7GL (e) planprep@lds-survey.co.uk			Date: 29:05:24 Drawn By: CW Scale: 1:1200 @ A4 Plan Ref: 18861
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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 Summer 2024.

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DIRECTIONS

What3words ///hobby.politics.radiating

LISTING

Mertoun Glebe is Listed Category B.

SERVICES

Mains water and electricity, plus solar panels. Central heating provided by a biomass boiler. Private drainage to Clintmains village sewer system.

FIXTURES & FITTINGS

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

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.

VIEWING

Strictly by appointment through Knight Frank. Prior to making an appointment to view, the joint agents strongly recommend that you discuss any particular points which are likely to affect your interest in the property with a member of staff in order that you do not make a wasted journey.

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.



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