



The Waterhouse is a charming two-bedroom detached house situated in an attractive semi-rural location at Dod Mill, approximately four miles from the popular Borders town of Lauder. Formerly a pump-house this property lies within a sizeable plot with private driveway parking, in a picturesque setting on the banks of the Boondreigh Water.

Internally, this unique property, has planning permission as a 'live-work' dwelling, and lies across one main level comprising two bedrooms, a bathroom, an open plan kitchen/dining/sitting room, a sun room, a utility area, and a wc. With a superb full-length basement with store room, plus attic space with loft ladder access, the property offers the very best of a combined living and working space throughout this most attractive and versatile property. Benefitting from a biomass heating system, plus a wood burner in the sitting room, as well as double glazing throughout it provides a warm and comfortable home with lovely views from a number of windows.

Externally, the property sits in a generous plot, split by the Boondreigh Water, which is a particular feature alongside the open views across the countryside. A large turning area at the top leads through timber double gates to private driveway parking to the front of the house. With a decked veranda to the front, there is also timber decking at the water side both of which offer an excellent space for more informal entertaining. With plentiful external storage through a number of sheds there is a fabulous polytunnel which lies across the bridge on the other side and is perfect for growing plants, seedlings and vegetables. Bounded by farmland on three sides there is excellent walking on your doorstep for those that love the outdoors.

Edinburgh is easily accessible via the A68, as are most Border towns, with the Borders Railway running from Tweedbank to Edinburgh, with a stop at Stow which is approximately nine and a half miles away, with the journey from Stow to Edinburgh Waverley being around forty-five minutes.

Lauder 4 miles. Edinburgh 30 miles. Earlston 9.5 miles. Melrose 14 miles.  
(All mileage is approximate)

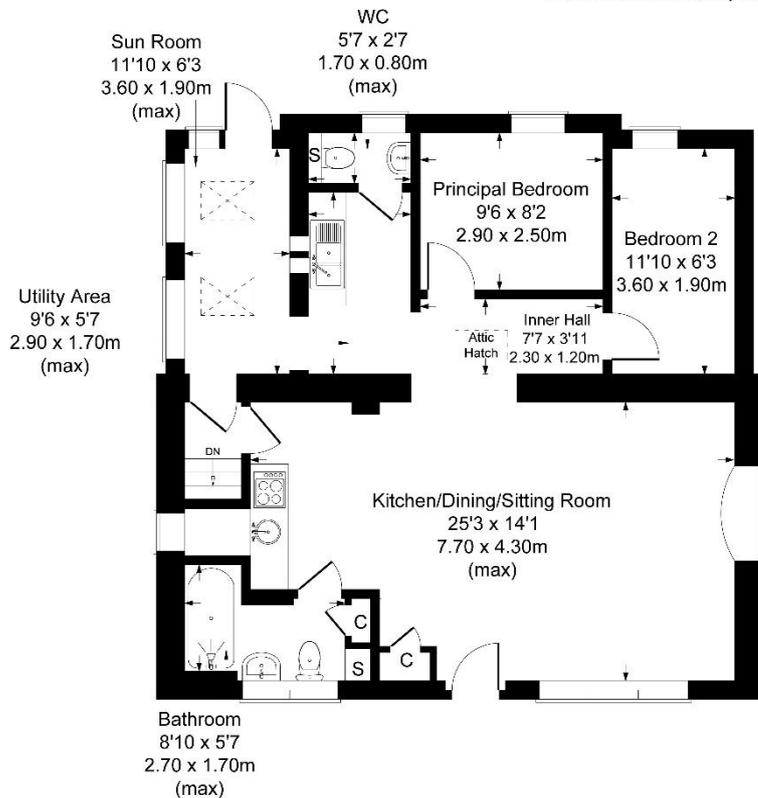
#### **Location:**

The Waterhouse is set in a peaceful, semi-rural location approximately four miles from the ancient Borders town of Lauder, which is situated half-way between the Lammermuir Hills and the River Tweed and is surrounded by beautiful rolling countryside. The town of Lauder provides an extensive range of amenities ranging from a variety of specialist shops, small supermarket, coffee shop/art gallery, and a well-known hotel. The thriving old mill town of Galashiels fourteen miles to the South West of Lauder offers a fuller range of shopping facilities, which include Tesco, ASDA, Next and Marks & Spencer. The Borders General Hospital lies just outside the town of Melrose which is also fourteen miles away.

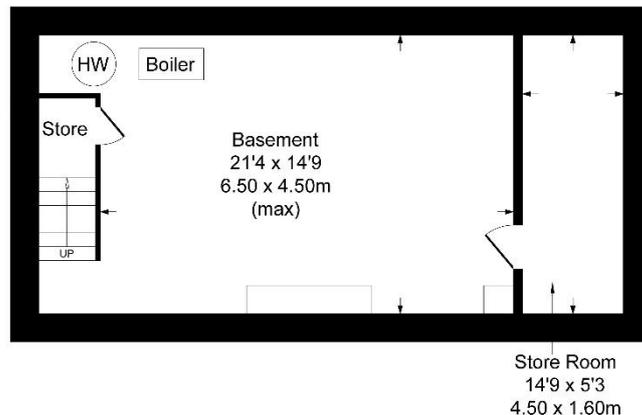
Local tourist attractions include Thirlestane Castle on the southern side of Lauder, nearby Mellerstain House, and Abbotsford House on the outskirts of Melrose. There are also a variety of outdoor pursuits in the area that include fishing, rough and syndicated shooting, horse riding, golf, mountain biking and a selection of walks that cross through the Scottish Borders. Local schools include the Lauder primary school, and the highly regarded St Mary's preparatory school in Melrose, and the much sought after Earlston High School. The Waterhouse sits in an easily accessible area with Edinburgh in easy reach via the A68, which also provides links to the north of England, as well as other Borders towns. The Borders Railway, running from Tweedbank to Edinburgh, has a stop at Stow which is approximately nine and a half miles away. Edinburgh and Newcastle airports - both international, offer an excellent choice of destinations and are 37 miles and 79 miles away respectively.



## The Waterhouse, Dod Mill, Lauder TD2 6SE



**GROUND FLOOR**



**BASEMENT**

FOR ILLUSTRATIVE PURPOSES ONLY

Produced by Potterplans Ltd. 2025



### Directions:

For those with satellite navigation the postcode for the property is: TD2 6SE  
Travelling from Edinburgh take the A68 South, signposted Jedburgh/Newcastle.  
Proceed through Pathhead and over Soutra. On passing the village of Oxton you will come to a roundabout at the Carfraemill Hotel. Turn left on to the A697 signposted Kelso, and continue for approximately six miles. Eventually you will approach Dod Mill on your left. The Waterhouse sits on the opposite side of the road, before the bridge over the Boondreigh Water.

Coming from the South take the A68 to Lauder and turn first right onto the B6362 signposted Thirlestane Castle. Travel on this road for around one and a half miles, and you will meet the A697 signposted Kelso. Turn right here and follow the above directions.

### FURTHER INFORMATION:

#### Fixtures and Fittings:

Only items specifically mentioned in the particulars of sale are included in the sale.

#### Services:

Mains electricity, mains water, septic tank drainage, biomass heating, telephone and broadband subject to availability

#### Miscellaneous:

The Waterhouse has planning permission for use as a 'live-work' dwelling only.

#### Outgoings:

Scottish Borders Council Tax Band Category: C

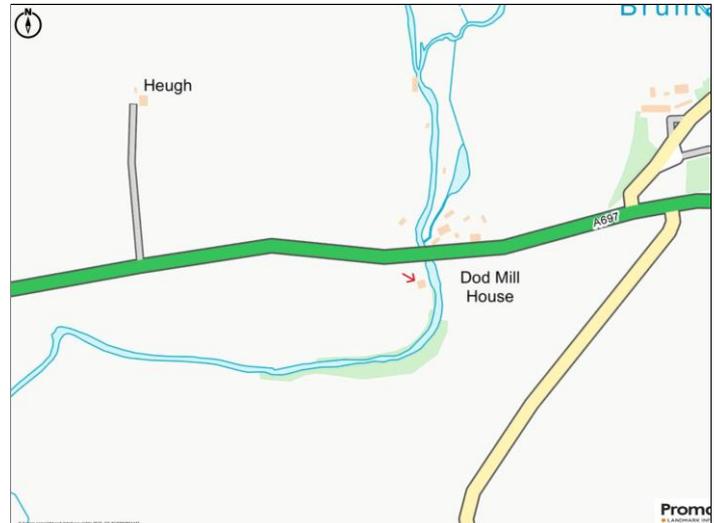
#### EPC Rating:

Current EPC: D56

#### Viewings:

Strictly by appointment with the selling agents.

Offers in Scottish legal form must be submitted by your solicitor to the selling agents. Interested parties are also advised to instruct their solicitor to note interest with the selling agents. In the event of a closing date being set the seller(s) shall not be bound to accept the highest offer or any offer and the seller reserves the right to accept any offer at any time. No responsibility can be accepted for expenses incurred in inspecting or visiting properties which have been sold or withdrawn.



Whilst these particulars have been carefully prepared and are believed to be correct, their accuracy cannot be guaranteed. They must not be relied upon as statements or representations of fact and shall not form part of any offer or contract thereon.

The text, photographs, plans or diagrams, within these particulars are for guidance only, and all areas, room measurements and distances are approximate.

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