



Smithy House is an absolutely charming and deceptively spacious three-bedroom period property situated on The Green in the popular Borders village of St. Boswells. With the iconic smithy to the rear which has been so entwined in the village history, it offers a superb space to create the most fantastic family home.

The property lies within a strong primary and secondary school catchment with a strong selection of amenities close-by, plus excellent transport links, with the Borders Railway at Tweedbank around six and a half miles away.

Lying across two levels the accommodation principally comprises of three bedrooms, a bathroom, a wc, a sitting room, a dining hall and a breakfasting kitchen. With gas central heating, and double glazing to most rooms, it provides a welcoming home to someone downsizing, or for those with more adventurous ideas.

The Smithy which sits to the rear, dates from 1837 and offers the perfect opportunity to extend the existing accommodation, or for use as work from home or commercial space – subject to the necessary permissions. The stone-built smithy is linked via a long hallway with wc, which leads to a garden room off which the large workshop sits which accesses the double garage that leads onto The Green.

Externally, there is a charming garden to the front which is mainly laid to lawn with attractive borders. To the rear is a private courtyard garden which is enclosed and sheltered offering the opportunity to create a lovely south-facing garden. With access from Springfield Terrace as well as an access on to The Green, leading to the garages, there is also private off-street parking beside the smithy which is a particular bonus.

Most Border towns are readily accessible from St. Boswells via the A68, as is Berwick-upon-Tweed which has a mainline railway connection to Edinburgh, Newcastle and London. The Borders Railway, running from Tweedbank to Edinburgh lies approximately six and a half miles away and adds to the accessibility of the St. Boswells area.

Kelso 10 miles. Edinburgh 40 miles. Melrose 5 miles. Tweedbank 6.5 miles.

(All distances are approximate)

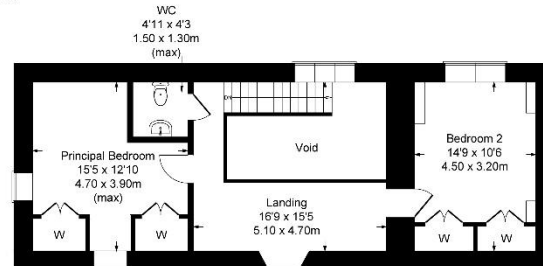
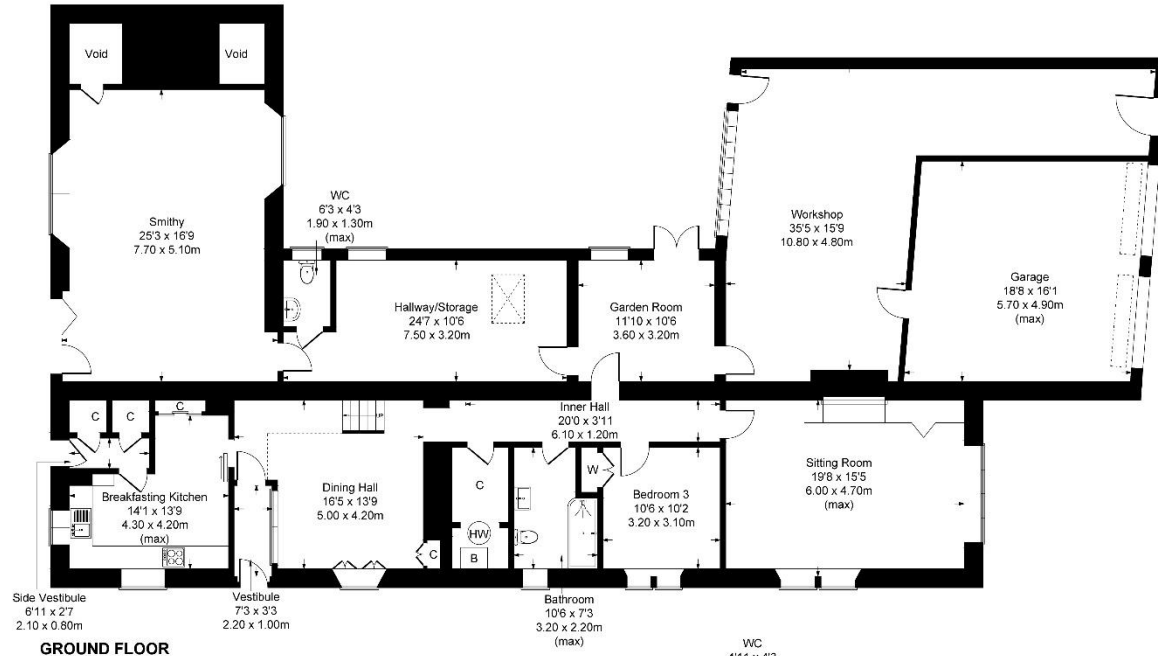
Location:

Smithy House is situated in the heart of a popular residential area in the desirable village of St Boswells, which benefits from the famous Buccleuch Arms Hotel with Blue Coo Bistrot, an award-winning bookshop, a garage, local cricket, tennis, golf and rugby clubs and a variety of small shops. There is also a highly regarded primary school and the property is also within the Earlston High School catchment. Nearby Melrose offers a wider range of amenities as well as the well-respected St Mary's Preparatory School. The area is one of great scenic beauty with the River Tweed snaking its way through the Borders countryside with its pretty towns and villages. Fishing, golf, shooting, horse riding and walking are all readily available. Kelso (10 miles away) is a thriving market town with a larger array of amenities including a racecourse, the historic Floors Castle, home of the Duke of Roxburghe, and a championship golf course. Alternatively, Galashiels has a large selection of High Street names such as Tesco, ASDA, Next and Marks & Spencer, with Kelso now benefitting from a Sainsburys supermarket.

St. Boswells sits off the A68 which is the main route between Edinburgh to the North and Newcastle to the South, with International airports located in these cities. Berwick-upon-Tweed, reachable in under one hour has a mainline railway serving the East Coast, and a fast train to London taking around four hours. The Borders Railway, running from Tweedbank to Edinburgh, lies approximately six and a half miles away and adds to the accessibility of the St. Boswells area.



Smithy House, The Green, St. Boswells, Melrose TD6 0ET



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Directions:

For those with satellite navigation the postcode is TD6 0ET
Coming from the North or the South, follow the A68 to St. Boswells.
At the Buccleuch Arms Hotel turn onto Main Street (B6404), signposted Kelso. Proceed along The Green and take the second right turn into Springfield Terrace. Smithy House is the first house immediately on the right-hand side.

FURTHER INFORMATION:

Fixtures and Fittings:

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

Services:

Mains electricity, mains water, mains drainage, gas central heating, telephone and broadband

Outgoings:

Scottish Borders Council Tax Band Category: E

EPC Rating:

Current EPC: E44

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.

Macpherson Property has not tested any services, equipment or facilities, and all intending purchasers must satisfy themselves, by inspection or otherwise, that the information given is correct, as no warrant is given or implied.



Macpherson Property

Tel: 01896 820 226

Email: enquiries@macphersonproperty.co.uk

Web: www.macphersonproperty.co.uk