





Spottiswoode House is the most charming four-bedroom detached 'B' Listed property which is set in a very desirable semi-rural location at Spottiswoode, which is around five and a half miles from the popular Borders town of Lauder.

Dating from the 1750s, the former Coach House for the old Spottiswoode Estate, offers a wonderful opportunity to extend the existing footprint, by way of converting the substantial stable blocks which sit off each side of the main accommodation.

Currently providing flexible family living, the property has enormous potential to either redesign or reinstate the outbuildings which sit across the most lovely, cobbled courtyard, and situated within three acres of mature garden grounds which also include the old kennels to the side which are a fabulous nod to the past and could also be revitalised.

Internally, the bright and spacious accommodation lies across two levels and comprises four bedrooms, a family bathroom, a shower room, a sitting room, a dining kitchen, an orangery, a utility room and a downstairs wc. With excellent storage throughout, including the main attic void, accessed from the house or via the stables, the property also benefits from a state-of-the-art biomass central heating system and solar thermal panels which are a particular feature.

Situated in a strong school catchment for Lauder Primary School and Earlston High School the area has strong transport links to most Border towns and is very commutable to Edinburgh via the A68.

Externally, the property sits in generous grounds of around three acres, with large courtyard, and enclosed gardens which are extensive and comprise of little woodland walks, large lawn and a vegetable garden. With extensive parking to the front for a number of cars, there is a workshop off the utility room which provides excellent storage or workroom/hobby space, along with the unique collection of outbuildings providing ample space for storage, office space or annexed accommodation.

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 eleven miles away, with the journey from Stow to Edinburgh Waverley being around forty-five minutes.

Lauder 5.5 miles. Edinburgh 31.5 miles. Earlston 11 miles. Melrose 16 miles. Kelso 15.5 miles.

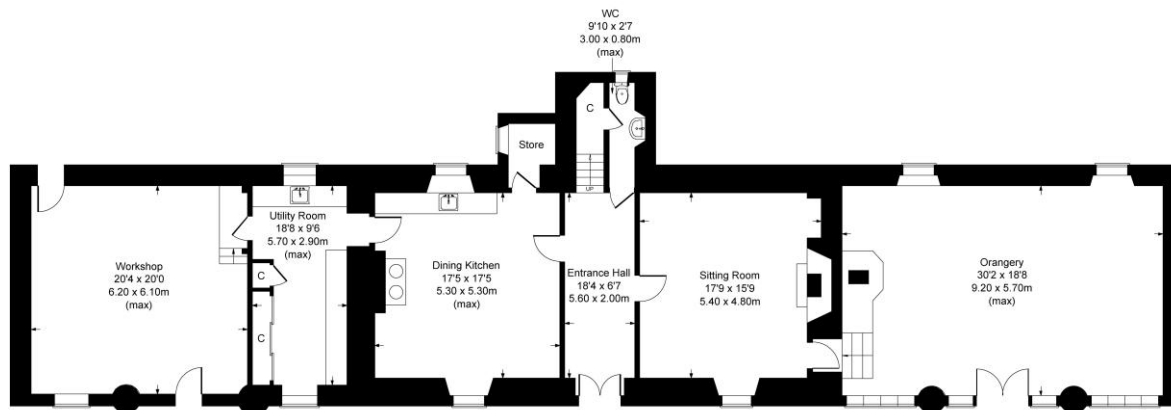
(All mileage is approximate)

Location:

Spottiswoode House is set in a peaceful, semi-rural location on the old Spottiswoode Estate, approximately five and a half 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, and just over seven miles from the village of Gordon which has a pub and café, along with nearby Westruther and the Old Thistle Inn. 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 is eleven 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 eleven and a half miles away.

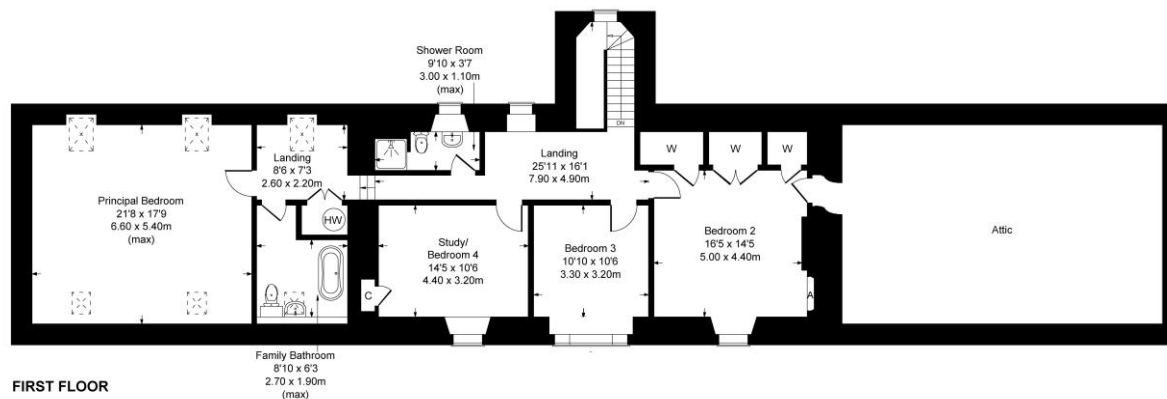
Local tourist attractions include Thirlestane Castle on the southern side of Lauder, nearby Mellerstain House, and Abbotsford House on the outskirts of Melrose. There are also a variety of outdoor pursuits in the area that include fishing, rough and syndicated shooting, horse riding, golf, mountain biking and a selection of walks that cross through the Scottish Borders. Local schools include the Lauder and Westruther primary schools, and the highly regarded St Mary's preparatory school in Melrose, and the much sought after Earlston High School. Spottiswoode House 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 eleven miles away. Edinburgh and Newcastle airports - both international, offer an excellent choice of destinations and are approximately 39 miles and 78.5 miles away respectively.

Spottiswoode House, Gordon TD3 6NQ



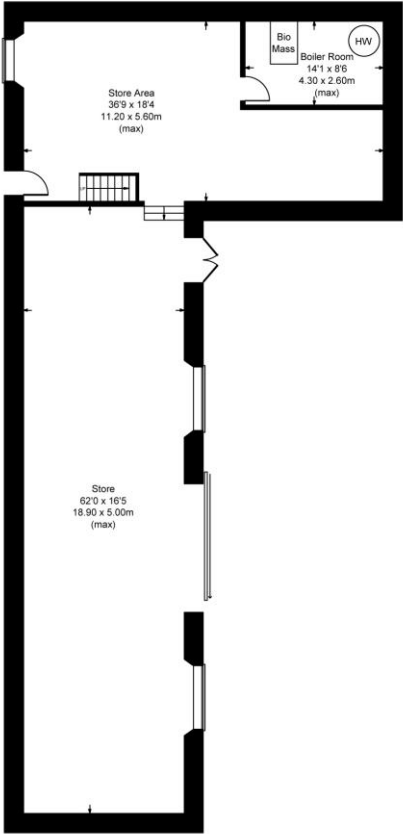
GROUND FLOOR

FOR ILLUSTRATIVE PURPOSES ONLY
Produced by Potterplans Ltd. 2025

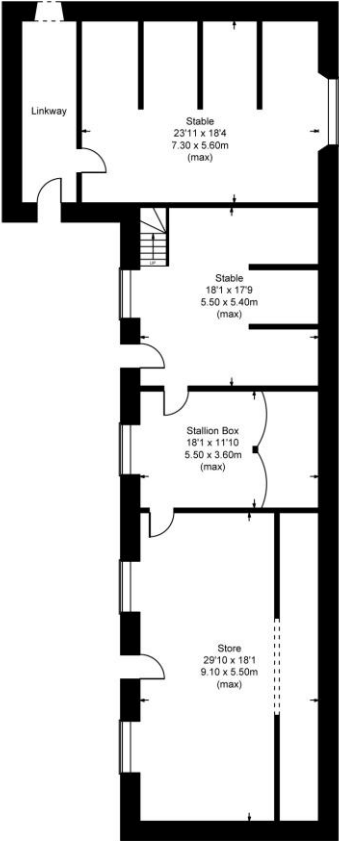


FIRST FLOOR

Spottiswoode House, Gordon TD3 6NQ



OUTBUILDING



OUTBUILDING





Directions:

What 3 Words: **///unfolds.extremely.paces**

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 Coldstream and continue for approximately seven miles. You will reach a picnic site on the left-hand side, turn immediately left here and keep left passing under the archway. Follow the road for around one and a half miles, turning right, a short distance after the left turn for Blythe. Proceed on this road, passing several houses, including Eagle Hall on your right and take the next right turn, just after Eagle Hall and follow the driveway into Spottiswoode House.

Coming from the South take the A68 to Lauder and turn first right onto the B6362 signposted Coldstream. Travel on this road for around one and a half miles, and you will meet the A697 signposted Coldstream. 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, private water supply, septic tank drainage, biomass central heating, oil fired Aga, telephone and broadband subject to availability

Outgoings:

Scottish Borders Council Tax Band Category: F

EPC Rating:

Current EPC: E53

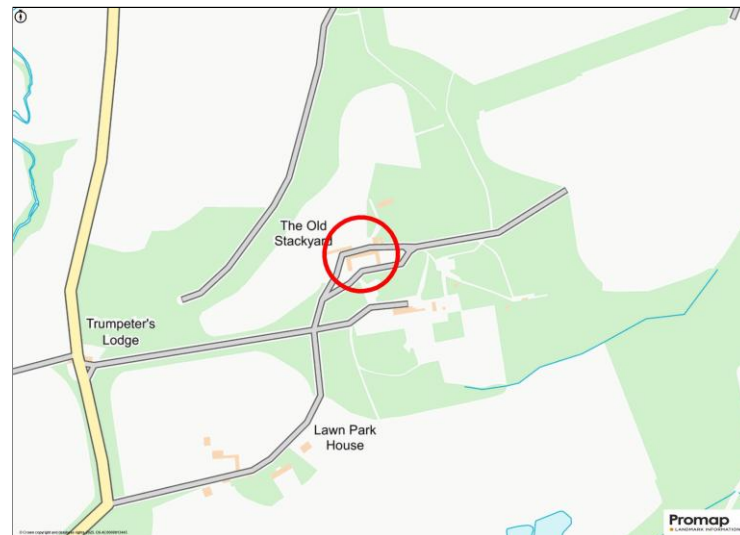
Listed Buildings:

The property is Category 'B' Listed

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