





The Glebe House is a Georgian country house, dating from the mid-18th Century, with a classic symmetrical front, situated in the most charming and ancient hamlet of Legerwood. It is located around thirty-four miles south of Edinburgh, only seven miles from the village of Lauder and five miles from Earlston. Formerly the Manse to the adjacent, historic Legerwood church, this light filled six-bedroom property is a real gem, with well-proportioned reception rooms and an abundance of period features, including sash and case windows, working shutters, original panelled doors, cornicing and a traditional walk-in larder.

Set in approximately one acre of the most attractive south-facing gardens, including a walled garden, this property would serve as both a lovely family home or gorgeous country retreat, embracing many quality lifestyle benefits and the exceptional traits that come with rural living. The outbuildings are of particular note, offering excellent potential for development, (subject to the necessary permissions). Given the provision of fibre broadband and transport links, they could provide an excellent work from home environment or be developed as an additional income stream via holiday lets, etc.

With charming views over the rolling countryside, the well-situated house provides a perfect opportunity to create a superb family home. Although it requires a fair degree of renovation, unusually a number of special and historic period features remain intact. Internally, the accommodation lies across three levels and comprises six bedrooms, two of which are attic bedrooms, two ensuite bathrooms, a family bathroom, a main sitting room, a dining room, a family room, a breakfasting kitchen with AGA, a utility room and a downstairs cloakroom/wc. With oil fired central heating and working fireplaces, it provides a warm, inviting and very comfortable home.

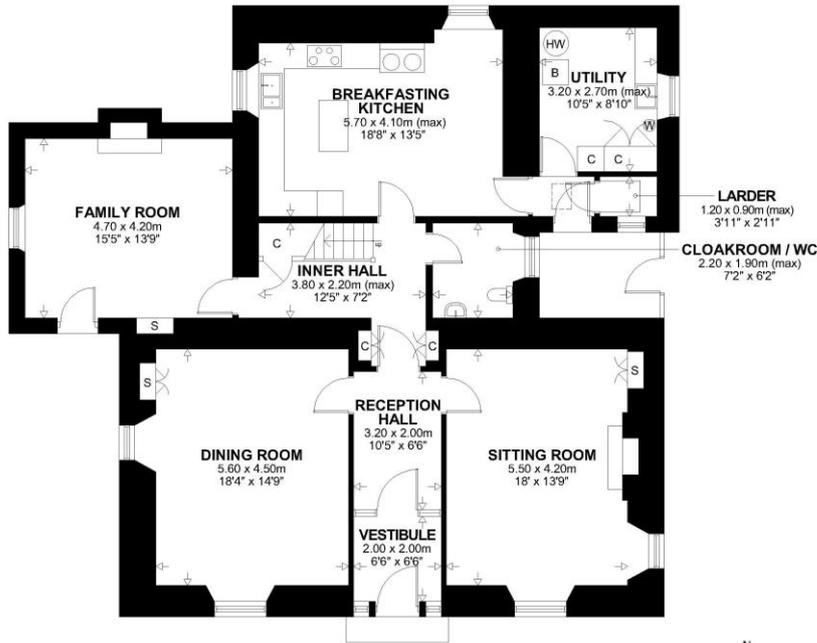
This elegant property has lovely outdoor spaces, which have been managed organically since 2009 by the current owners, who have taken great care to prioritise eco elements and biodiversity in the expansive gardens. The magical ambience of this very special place has been enhanced by authentic, natural and sustainable aspects, within a tranquil and beautiful rural setting. There is a wonderful variety of visiting wildlife to witness and appreciate all year, varying in each season.

A charming and practical courtyard herb garden sits in the centre of the outbuildings. There is an expansive formal lawn area to the front of the house, ideal for entertaining and outdoor games, with an idyllic walled garden accessed by a charming doorway located within the clematis covered stone wall at the edge of the main lawn. The walled garden has a great deal of charm and includes ample vegetable and fruit growing areas, an apple orchard, meadow areas, established trees, herbaceous and shrub borders and a lovely sunny terrace and working greenhouse. A variety of roses adorn the entire property and in early Summer the white rambling roses in the holly trees along the main lawn are a sight to behold.

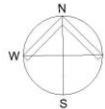
A secret woodland to the west of the main garden area, provides a stunning arboretum with gorgeous views and a selection of different trees, deciduous and evergreen, which are all very well established. Set in secluded, safe and manageable enclosed grounds the garden and woodland come alive naturally in the early part of the year, when spectacular carpets of snowdrops appear, an absolute treasure to any galanthophile. The snowdrops are followed by daffodils and a variety of other bulbs in the garden and woodland areas.

With an abundance of walks across the countryside and nearby rivers, this location offers a simply superb way of life, in a hugely accessible area. Only five miles from Earlston with Lauder around seven miles to the north, the A68 allows easy access to Edinburgh. Local buses are an option from the A68 and A6105, plus regular train services from the stations at Tweedbank or Stow, running to Edinburgh and beyond. The East Coast mainline is twenty-nine and a half miles away at Berwick-upon-Tweed making London accessible for commuters too. Edinburgh 34 miles. Earlston 5 miles. Lauder 7 miles. Melrose 11 miles. Tweedbank 12.5 miles. Stow 12 miles. Kels o 13 miles. Galashiels 14 miles. (All distances are approximate)

The Glebe House, Legerwood, Earlston, Scottish Borders TD4 6AT

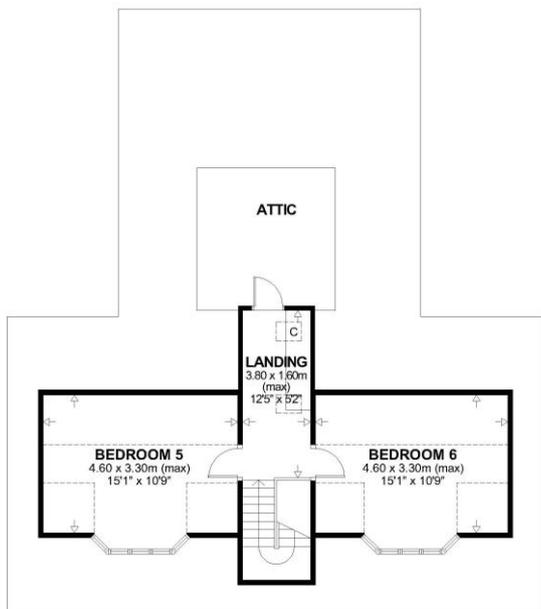


GROUND FLOOR
FOR ILLUSTRATIVE PURPOSES ONLY, NOT TO SCALE

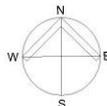


FIRST FLOOR
FOR ILLUSTRATIVE PURPOSES ONLY, NOT TO SCALE

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SECOND FLOOR
FOR ILLUSTRATIVE PURPOSES ONLY, NOT TO SCALE



OUTBUILDINGS
FOR ILLUSTRATIVE PURPOSES ONLY, NOT TO SCALE

Location:

The Glebe House is situated in the most attractive position with rolling countryside literally on its doorstep. Legerwood is a small hamlet with the historic Legerwood church, reportedly dating from 1127. In addition to various amenities at Earlston, it is around seven miles from Lauder, which has the local doctors' surgery and a wide range of amenities including a mini supermarket, petrol station, a selection of quality shops, pubs, hotels, noted cafes, post office, as well as a natural health centre and community groups. Melrose, a short distance away, also provides a large selection of quality shops and access to the local Borders General Hospital. A number of high street shops can be found in Galashiels, which has a Marks & Spencer and Tesco, ASDA and Aldi, as well as other known retail brands. Kelso, to the east on the banks of the River Tweed, also offers a Sainsburys and a Lidl plus a bustling market square with a wealth of independent shops and hotels, race course and other event venues. Excellent primary schooling is available in the region and highly regarded secondary schooling is nearby in Earlston, along with private schooling in Melrose at St. Mary's Prep School, for ages 3-13 years. Additionally, independent schools are also within easy reach in Edinburgh, with Loretto at Musselburgh having a minibus collection point in Earlston. Local tourist attractions can be found across the region including Scott's View, Thirlestane Castle, Floors Castle, Mellerstain House, Manderston House, Abbotsford House, The Great Tapestry of Scotland, along with a number of Abbeys and National Trust properties and a selection of open garden schemes across the area. Of particular note are the local equestrian Common Ridings, which are held through the Summer months and are a wonderful spectacle with a special nod to the past. For the outdoor enthusiast there is access to organised trout and salmon fishing on the River Tweed, trout and grayling fishing across the River Leader, as well as ample opportunities for horse-riding, walking, mountain biking, golf, game shooting and stalking, all readily available and making it a highly desirable area with numerous activities for all. The Glebe House, Legerwood, is well placed for commuting to Edinburgh and London, as well as most Border towns, with access to the A68 a short drive away. The Borders Railway runs from Tweedbank to Edinburgh and is around twelve and a half miles away, with a stop also at Stow, just over the hill from Lauder seven miles away. The East Coast mainline railway at Berwick-upon-Tweed, around twenty-nine and a half miles away, has regular trains to London, as well as to Edinburgh and further north, ensuring that you can reach a wealth of destinations from this prime location. Both Edinburgh (41 miles) and Newcastle (71 miles) have international airports, offering an excellent choice of destinations further afield.





Directions:

For those with satellite navigation the postcode for the property is: TD4 6AT
Or what3words: [///organic.backpacks.nags](https://www.what3words.com/organic.backpacks.nags)
Coming from Edinburgh take the A68 South, passing through Pathhead, and Lauder. Approximately two miles before Earlston, having gone over the River Leader, turn left where it is signposted Birkenside and Legerwood. Continue on this road bearing left over the humpback bridge and bear right where it is signposted Legerwood and Corsbie. Proceed on this road for approximately two and a quarter miles, passing a crossroads with red telephone box, and continue up the hill. You will see the Glebe House, first house on the right.
From the South, follow the A68 through Earlston and turn right at the aforementioned turn-off and follow the instructions from there.

FURTHER INFORMATION:**Fixtures and Fittings:**

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

Services:

Mains electricity, private water via borehole, septic tank drainage, oil fired central heating, telephone and fibre broadband

Outgoings:

Scottish Borders Council Tax Band Category: G

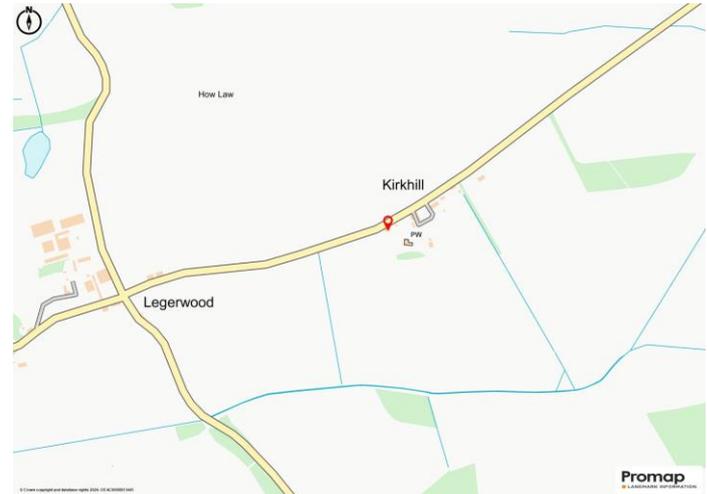
EPC Rating:

Current EPC: F21

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.



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