



**Ladyrig Stables is a most dramatic steading conversion situated only a few miles from the popular Borders town of Kelso. An entire block of old stables and outbuildings, it provides an excellent family home coupled with an excellent array of outbuildings providing a superb opportunity from which to work from home, establish a business, or be used as storage or workshop space. With so much space you could also generate a separate income stream through additional annexed accommodation, subject to the necessary consents.**

**Situated in a picturesque semi-rural location, at the village of Heiton, the property has been built to a high specification with attention to detail throughout. With air source heat pump, which drives the underfloor heating and hot water, the property has double glazing and faces onto the enclosed and spacious courtyard with access from all reception space and bedrooms which is a particular feature.**

**Lying across one level, the living accommodation comprises three bedrooms, two of which benefit from ensuite bathrooms with separate showers, and a principal bedroom suite with adjacent bathroom and walk in wardrobe. An impressive and spacious L-shaped open plan kitchen with separate dining and family areas is a great entertaining space, and a further sitting room, wc and a utility room complete this stunning home. There is also a garden room, off the outbuildings which overlooks the courtyard which could also be used as a fantastic office.**

**Externally, the property sits in a generous plot and centres around the most charming courtyard garden which is enclosed on all sides offering a high degree of privacy.**

**With plentiful areas to sit out, with extensive patio off the reception rooms and decking accessed from the bedrooms, it is a sun trap and a windbreak at the same time.**

**To the front of the property is private driveway parking for several cars, and a large garage which provides a separate access to the block of outbuildings, that is particularly useful offering a wealth of opportunities, whilst currently used as a studio, and extensive storage space, and should be viewed to be appreciated.**

**Most Border towns are readily accessible from this location, as is the East Coast mainline railway station at Berwick-upon-Tweed which is only half an hour away.**

**Kelso 3.5 miles. Berwick upon Tweed 25 miles. Edinburgh 47.5 miles. St. Boswells 14 miles.**

**(All distances are approximate)**

### **Location:**

Ladyrig Stables is situated in the rolling countryside around three and a half miles from the charming and historic market town of Kelso, home of the famous Junction Pool, which boasts some of the best salmon fishing in the world. Situated on the banks of the River Tweed, the town is protected to the north by the Lammermuir Hills and the Cheviots to the south, and lies in one of the most beautiful valleys in the country. As a thriving market town, Kelso provides an extensive range of amenities including a variety of specialist and high street shops, a Sainsbury's supermarket, restaurants, ice rink, swimming pool, community hospital and a medical centre. Local tourist attractions include Floors Castle, home of the Duke of Roxburghe, Mellerstain House and Kelso Abbey. There are a variety of outdoor pursuits in the area including horse riding, fishing on the River Tweed, National Hunt racing and a golf course in the town as well as the Championship course at the Schloss Roxburghe. For walkers, there is ready access to the Pennine Way and St. Cuthberts Way.

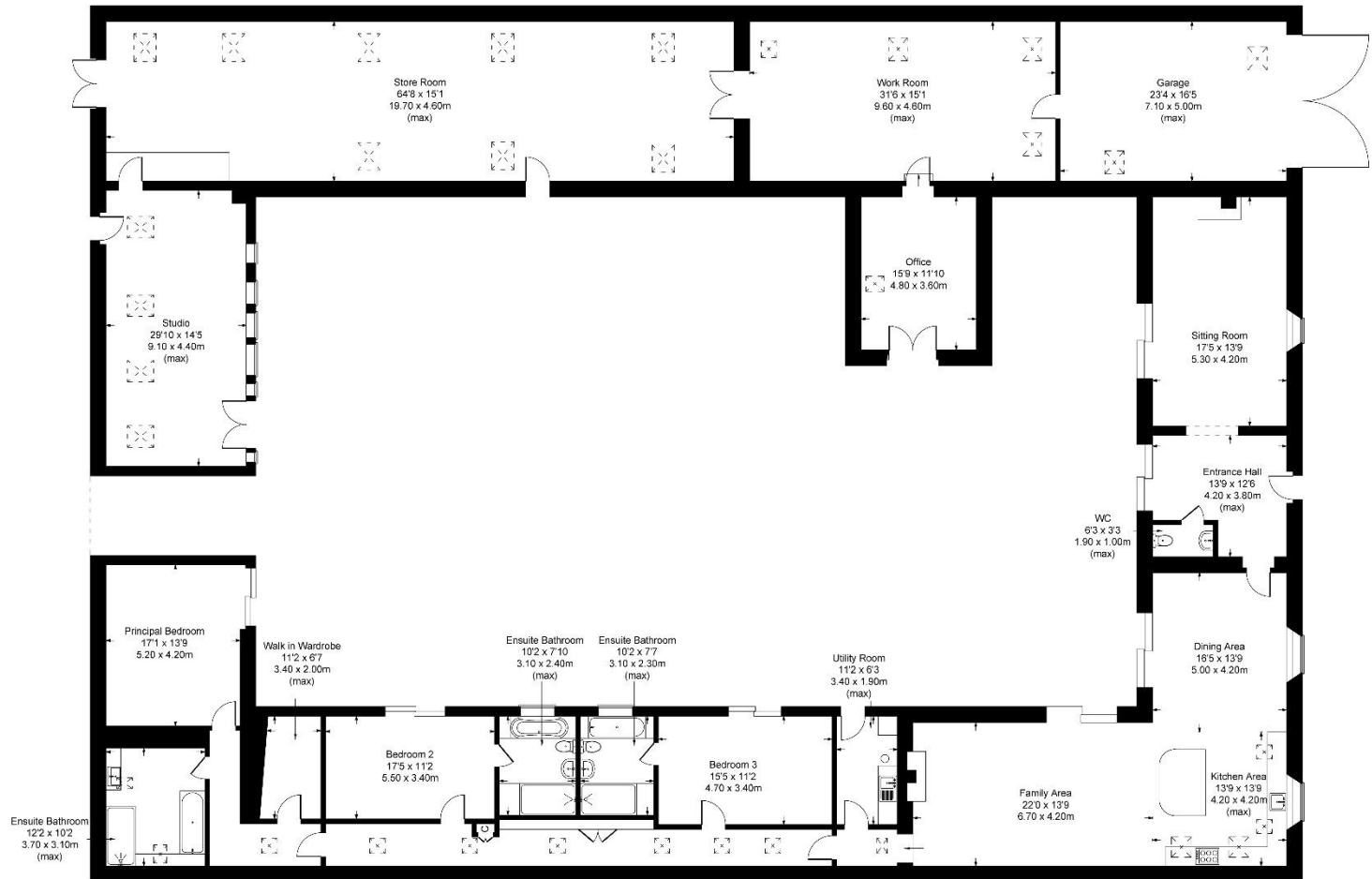
The catchment for schooling is Kelso Primary and Kelso High School, with private education available at Longridge Towers near Berwick-upon-Tweed or St. Mary's Preparatory School in Melrose.

Plentiful road links are accessible from Kelso plus the A68 which links to Edinburgh and Newcastle, both of which have international airports, or via the A1 at Berwick-upon-Tweed only twenty-five miles away which has a mainline railway serving the East Coast, with a fast train to London taking around four hours.

The Borders Railway, running from Tweedbank to Edinburgh, lies approximately twenty-one miles away.



# Ladyrig Stables, Heiton, Kelso TD5 8JP



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### Directions:

For those with satellite navigation the postcode is TD5 8JP

Coming from Kelso, leave the town on the A698 signposted Jedburgh. Enter the village of Heiton and take the first available left turn. Proceed on this road for around half a mile and you will see Ladyrig Stables approaching on your right. Turn first right and then immediate left into the driveway of Ladyrig Stables.

Coming from the A68 (North or South) turn off the A68 at Bonjedward onto the A698 signposted Kelso. Follow this road for approximately seven miles and enter the village of Heiton. Take a right turn three quarters of the way through the village 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, air source heat pump for under floor heating and hot water, bottled gas for cooker, telephone and broadband

#### Outgoings:

Scottish Borders Council Tax Band Category: G

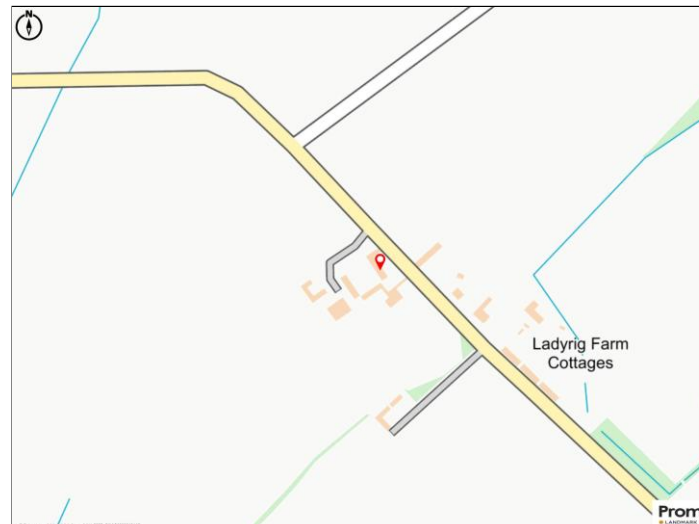
#### EPC Rating:

Current EPC: F37

#### 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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