



CAIRNMOUNT HOUSE

Kelso, Roxburghshire



AN ELEGANT COUNTRY HOME SET WITHIN GENEROUS GROUNDS IN A BEAUTIFUL SETTING IN THE HEART OF THE SCOTTISH BORDERS

Summary

Attractive detached period house with classical proportions | Elevated position with views over surrounding countryside
Impressive kitchen and dining room extending to over 36 ft | Elegant reception rooms including a large sitting room and formal dining room
Four well-proportioned bedrooms

Useful outbuildings including stables and a double garage | Established gardens and grounds

Approximate internal floor area of 3,520 sq ft

In all about 9.54 acres

Distances: Kelso – 5.4 miles, Melrose – 10.3 miles, Berwick upon Tweed – 27 miles, Edinburgh – 45 miles
(All distances and times are approximate)

SITUATION

Cairnmount House enjoys a peaceful, slightly elevated position in a highly sought after part of the Borders. The house lies just over five miles from Kelso, one of the most attractive and desirable towns in the Scottish Borders. Known for its elegant Georgian architecture and charming cobbled square, Kelso offers an excellent range of local amenities including independent shops, cafés, restaurants, supermarkets and professional services. The town has a strong sense of community and hosts a number of well-known events throughout the year, including the Border Union Show and the traditional Common Riding.

The surrounding countryside is renowned for its natural beauty and outdoor pursuits, with riverside walks along the River Tweed, fishing, golf courses and country sports all within easy reach. Floors Castle and its grounds provide a notable local landmark and further leisure opportunities.



CGI for illustrative purposes only





Transport links are good, with the A68 providing access north to Edinburgh, approximately 45 miles away, and south towards Jedburgh and Newcastle. The A1 at Berwick upon Tweed lies within comfortable driving distance and offers direct road connections along the east coast. Mainline rail services are available at Berwick upon Tweed, with regular trains to Edinburgh, Newcastle and London King's Cross. Edinburgh Airport and Newcastle International Airport are both accessible for domestic and international travel.

Schooling in the area is well regarded, with a selection of primary schools and Kelso High School serving the area. Independent schooling is available at St Mary's School in Melrose, Longridge Towers near Berwick upon Tweed, and further options in Edinburgh.

THE PROPERTY

Cairnmount House is an elegant and well-proportioned period home arranged over three principal levels, offering generous and flexible accommodation suited to modern family life while retaining a strong sense of character.

The house is approached via a sweeping driveway, leading to an attractive and balanced façade with traditional detailing and sash and case windows. The elevated position enhances the sense of privacy while allowing light to flow naturally into the principal rooms.

The upper ground floor forms the heart of the house, with a welcoming central hall giving access to the principal reception rooms. The sitting room is particularly impressive, extending to almost 28 feet in length, with large windows and a fireplace creating a natural focal point. A further reception room offers excellent versatility for entertaining or everyday living, with proportions well suited to both larger gatherings and more informal use.



The kitchen and dining room is a standout feature of the house, measuring over 36 feet and offering an expansive, bright and highly functional living space. Fitted with classic cabinetry, an island unit and ample room for dining, it is perfectly arranged for everyday family life as well as entertaining. Adjacent to the kitchen, a utility room and additional storage provide practical support space.

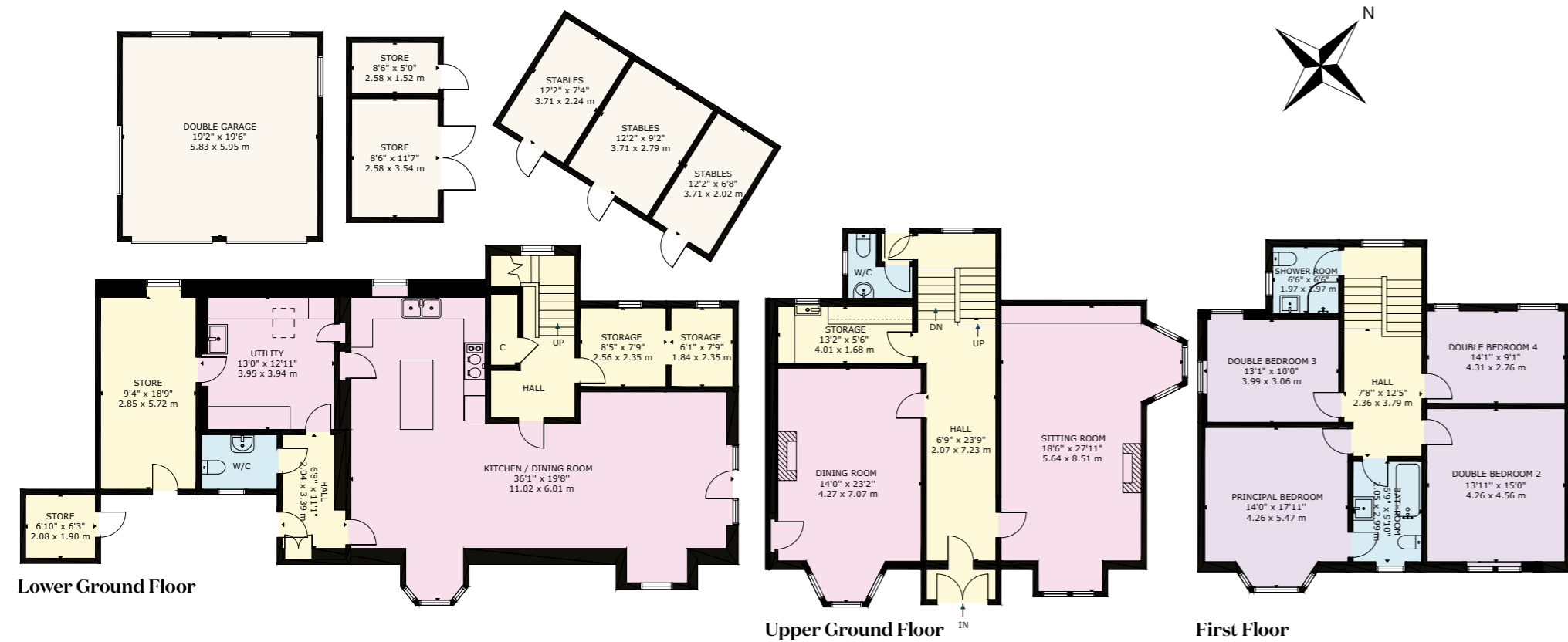
The lower ground floor offers further flexibility, including storage rooms, ancillary spaces and access to outbuildings, making it well suited for a variety of uses.

On the first floor, the bedroom accommodation is well laid out and generously proportioned. The principal bedroom enjoys an excellent outlook and is complemented by three additional double bedrooms, along with bathroom and shower room facilities. The configuration offers flexibility for families, guests or home working.

Throughout the house, there is a pleasing balance between period character and a fresh, neutral presentation, allowing a purchaser to adapt the interiors to their own style while immediately enjoying the scale and quality of the accommodation.



- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Approximate Gross Internal Area
3,520 Sq Ft - 328 Sq M

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



GARDENS AND GROUNDS

Cairnmount House is set within attractive and well-established grounds extending to approximately 9.54 acres, providing a fine balance of privacy, amenity and outlook.

The house sits in an elevated position, surrounded by areas of lawn, mature trees and established boundaries which create a peaceful and sheltered setting. The approach and immediate grounds have a pleasing sense of arrival, with open areas of grassland and framed views across the surrounding Borders countryside.

Beyond the garden areas, the land offers excellent scope for a variety of uses, including grazing, recreational use or further landscaping, making the property particularly appealing for those seeking a smallholding or an element of equestrian potential.

A range of useful outbuildings accompanies the house, including stabling, stores and a double garage, providing excellent practical support and versatility. The combination of buildings and land enhances the overall functionality of the property, while the wider setting contributes to its rural charm and sense of seclusion.

Overall, the grounds form a key component of Cairnmount House, offering space, flexibility and an attractive natural backdrop to the property.



GENERAL REMARKS

Services: Mains electricity and water. Private drainage to a septic tank. Oil fired central heating. (Services not tested)

Local Authority: Scottish Borders Council

Council Tax Band: G

EPC Rating: TBC

Tenure: Freehold

Viewings: Strictly by appointment with Knight Frank

Postcode: TD5 8NN

What3Words: ///pebbles.wheat.offhand

Fixtures & Fittings: The property is offered as presented, with all fixtures and fittings included in the sale, unless otherwise expressly excluded.

Servitude Rights, Burdens & Wayleaves: The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves, including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes, whether contained in the Title Deeds or informally constituted and whether referred to in the General Remarks and Stipulations or not. The Purchaser(s) will be held to have satisfied himself as to the nature of all such servitude rights and others.

Offers: Offers, in Scottish legal form, must be submitted by your solicitor to the Selling Agents. It is intended to set a closing date, but the seller reserves the right to negotiate a sale with a single party. All genuinely interested parties are advised to instruct their solicitor to note their interest with the Selling Agents immediately after inspection.

Deposit: A deposit of 10% of the purchase price will be required. It will be paid within 7 days of the conclusion of Missives. The deposit will be non-returnable in the event of the Purchaser(s) failing to complete the sale for reasons not attributable to the Seller or his agents.



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