



Bewlie Mill, Lilliesleaf - TD6 9ER

Offers Over £695,000

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Bewlie Mill

Lilliesleaf, Melrose

Bewlie Mill is a beautiful 3/4-bedroom converted mill situated in a peaceful yet well-connected location in the central Scottish Borders.

- Picturesque Converted Mill
- Approximately 2 Acre Plot
- Paddock
- Outbuildings
- Desirable Central Borders Location
- Mature Landscaped Grounds

Accommodation Comprises

Ground Floor – Entrance Vestibule, Hallway, Family Room, Sitting Room/Bedroom 4, Jack & Jill En-Suite Wet Room, Dining Kitchen, Utility.

First Floor – 3x Double Bedrooms, WC, Family Bathroom, Drawing Room.

Garden & Grounds – 3 Outbuildings, Stone Stable/Loose Box, Stone Garage, Mature Landscaped Grounds, Paddock, Woodland, Greenhouse, Private Driveway, Mill Lade.



Property Description

Tucked away in a peaceful rural setting and surrounded by approximately 2 acres of beautifully landscaped garden grounds. This charming former mill was lovingly and thoughtfully converted in the early 1990s, seamlessly blending traditional character with practical modern living. Offering a rare level of privacy, the property enjoys picturesque views, generous outdoor space and a collection of five stone outbuildings, including a substantial stable and a large garage.

The ground floor of Bewlie Mill offers versatile and spacious accommodation ideal for modern family living. Upon entry, a central hallway leads to a generous family room, providing a warm and welcoming space for everyday relaxation. The triple aspect dining kitchen, complete with traditional solid wood cabinetry and natural light, offers a functional heart to the home. A door leads to a separate utility room. Also located on this level is Bedroom 4, a large double with a Jack and Jill wet room, perfect for guests or multigenerational living.

Upstairs, the first floor comprises three well-proportioned bedrooms and an expansive drawing room. The principal bedroom boasts ample built in storage, creating a luxurious private retreat. Two additional bedrooms are serviced by a modern family bathroom and an additional WC. The spacious drawing room is a standout feature, ideal for entertaining or relaxing, with French doors out to the garden and triple aspect views of the surrounding landscape.

Set within beautifully maintained garden grounds, Bewlie Mill benefits from mature planting, fruit trees, and established trees and shrubs that provide colour and shelter throughout the seasons. A paddock of just over an acre offers excellent potential for equestrian or smallholding use. The property also includes five outbuildings providing substantial storage or conversion potential (subject to necessary planning permission), including a stable/loose box, three large store rooms, (one previously used as a field shelter), and a separate garage.

The old mill lade runs along the entire south-west perimeter of the property and by the house side which is an impressive and atmospheric feature. With a blend of formal gardens, productive land, and flexible outbuildings, the exterior of Bewlie Mill complements the generous interior perfectly, making this a truly unique countryside home.





General Remarks

What3words

<https://w3w.co/speaker.showdown.adverbs>

Tenure

Freehold

Council Tax

Band G

Energy Efficiency Rating

Rated D (62)

Services

Mains electricity, mains water, drainage to a shared septic tank, oil central heating, fibre broadband available.

Fixtures and Fittings

All fitted carpets, curtain poles, blinds, light fittings and integrated appliances form part of the sale.

Listing and Conservation

Bewlie Mill is not listed nor does it fall within a conservation area.

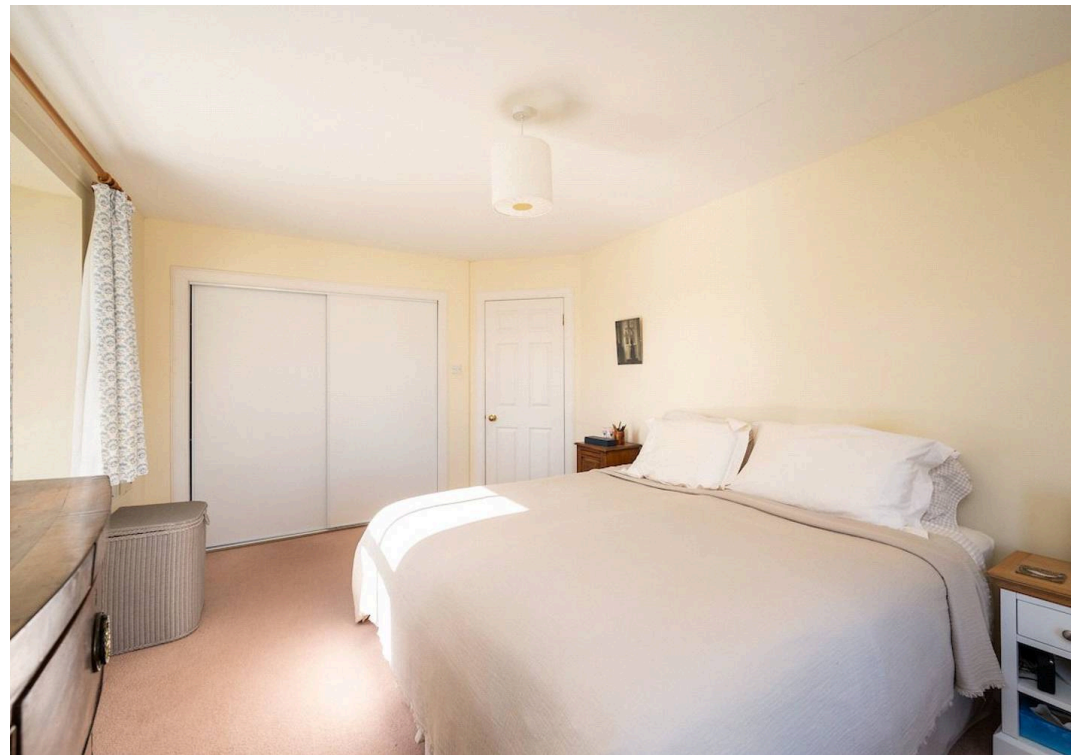
Agents Note

The property is subject to a Section 50 Agreement. No building or development may take place on the property or adjoining land without the agreement of all three landowners, and the necessary planning consents.

Distances

Lilliesleaf 2 miles, Ancrum 4 miles, St Boswells 5 miles, Selkirk 8 miles, Melrose 8 miles, Hawick 10 miles, Kelso 13 miles, Edinburgh 44 miles, Newcastle 65 miles. (All distances are approximate)









Area Insights

Set amidst the rolling countryside of the Scottish Borders, Bewlie Mill enjoys a peaceful and picturesque setting just a short distance from the friendly village of Lilliesleaf. This welcoming community offers a well-regarded primary school, a traditional pub, a church and a busy village hall hosting regular events, with a local golf course nearby for added leisure.

Just 7.5 miles away, the historic town of Melrose provides a wider range of amenities, including independent shops, cafés, restaurants, boutique hotels, and the renowned 12th-century Abbey. Melrose is also home to the internationally celebrated Melrose Sevens rugby tournament, drawing visitors from around the world.

Transport links are excellent, with rail services to Edinburgh available from Tweedbank Station just 10 miles away. For longer journeys, the East Coast Main Line at Berwick-upon-Tweed offers direct trains to London, while both Edinburgh and Newcastle, each with international airports, are within comfortable driving distance.

Education is a key strength of the area, with Lilliesleaf Primary nearby, and St Mary's School in Melrose offering private preparatory education. Well-rated secondary schools are found in Earlston and Selkirk, and several other leading prep schools, including Belhaven Hill, Longridge Towers, and Mowden Hall, are within reach. Healthcare is well served by the Borders General Hospital just outside Melrose, while Galashiels (approximately 11 miles away) offers a wider range of shops, supermarkets including Asda and Tesco, and other professional services.

For those who enjoy the countryside, the area offers outstanding opportunities for fishing, shooting, and equestrian activities. Local rivers such as the Tweed, Ale Water, and Teviot are renowned for salmon and trout fishing, while nearby estates provide pheasant and grouse shooting. Several local trail hunts operate in the area, and the surrounding landscape offers beautiful walking routes, cycling trails and numerous golf courses, all framed by the stunning scenery of the Scottish Borders.



Useful Links

Main Street Store - <https://www.mainstreetbooks.co.uk/>

St Mary's School - <https://www.stmarysmelrose.org.uk>

Melrose Rugby Club - <https://melroserugby.org>

Walking in the Elidons -
<https://www.walkhighlands.co.uk/borders/eildon-hills.shtml>

Melrose Rugby Club - <https://melroserugby.org>

Fishing on the Tweed -
<https://www.fishpal.com/Scotland/Tweed/?dom=Pal>

Borders Book The Festival - <https://bordersbookfestival.org>

Lilliesleaf Primary School -
<https://lilliesleafprimaryschool.weebly.com/>

Earlston High School -
<https://www.earlstonhighschool.org.uk/>

St Boswells Cricket Club -
<https://stboswellscricketclub.wordpress.com/>

St Boswells Golf Club -
<https://www.stboswellsgolfclub.co.uk/>

Longridge Towers School - <https://lts.org.uk/>

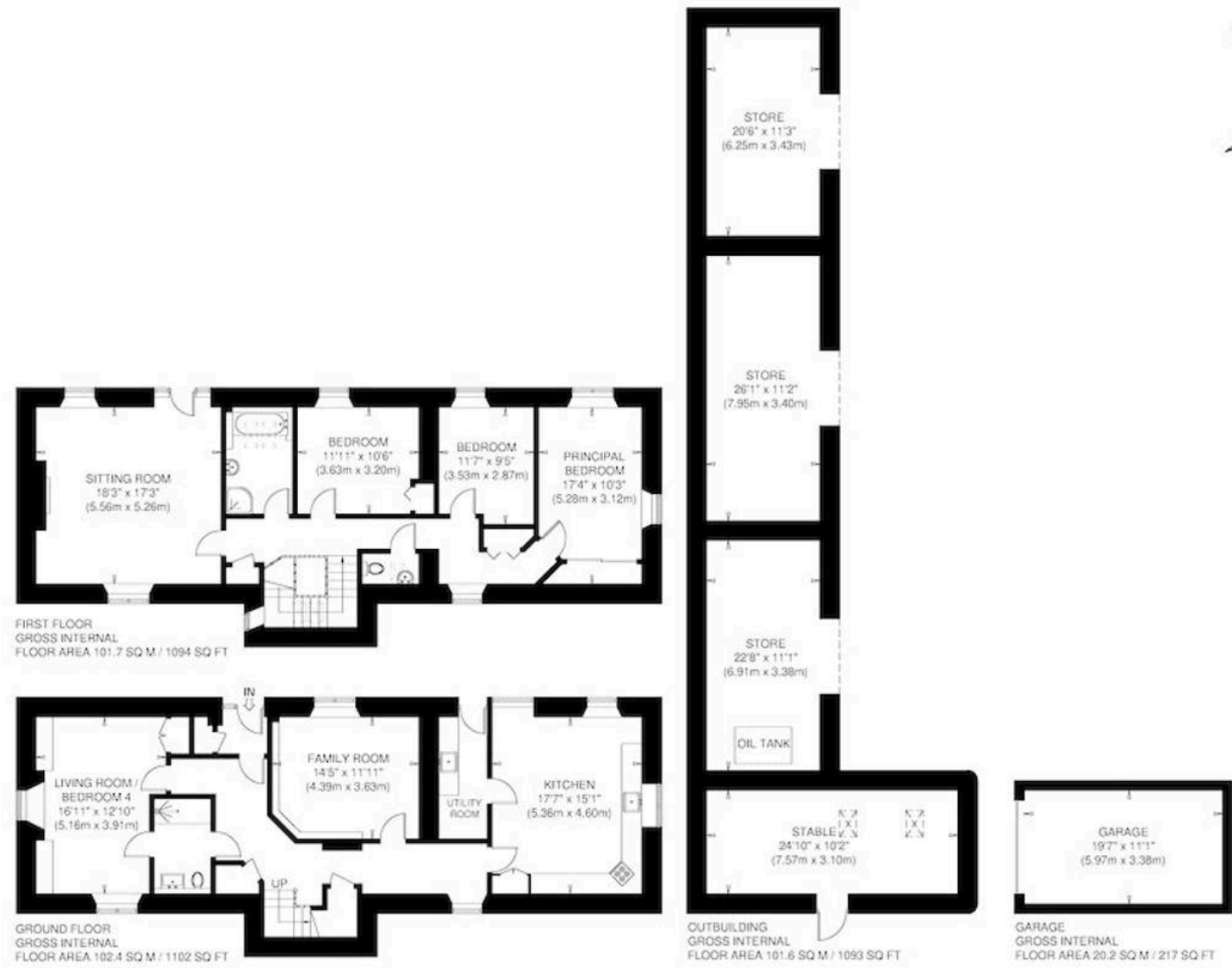
Burts Hotel Melrose - <https://www.burtshotel.co.uk/>

Visit Melrose - <https://www.visitscotland.com/info/towns-villages/melrose-p242311>

Lilliesleaf, Ashkirk & Midlem Community Council -
<https://lamcc.org.uk/>

Ancrum Village - <https://scotlandstartshere.com/point-of-interest/ancrum/>





BEWLIE MILL

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

APPROXIMATE GROSS INTERNAL FLOOR AREA = 204.1 SQ M / 2196 SQ FT

OUTBUILDING = 101.6 SQ M / 1093 SQ FT

GARAGE = 20.2 SQ M / 217 SQ FT

TOTAL = 325.9 SQ M / 3506 SQ FT

All measurements and fixtures including doors and windows are approximate and should be independently verified.

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Compliance

All successful bidders will be subject to third party proof of funding and AML (Anti Money Laundering) checks. These checks will consist of proof of address, proof of ID and proof of how the purchase is being funded. Please note there will be a charge of £25 + VAT £30 total per individual. To find out how we process Personal Data, please refer to our privacy policy: <https://www.patonandco.com/privacy-policy/>

Misrepresentations

1. The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor Paton & Co, the selling agent, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent. 2. The Purchaser(s) shall be deemed to acknowledge that he/she has not entered into contract in reliance on the said statements, that he/she has satisfied himself as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property. 3. Any error, omission, or misstatement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.

Important Notice

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