



OLD EASTER HOUSEBYRES

Melrose, Scottish Borders



GSC GRAYS
PROPERTY • ESTATES • LAND



OLD EASTER HOUSEBYRES

MELROSE, SCOTTISH BORDERS, TD6 9BW

Galashiels 4 miles Melrose 3 miles Edinburgh 38 miles
(distances approximate)

A BEAUTIFULLY POSITIONED AND TRANQUIL FAMILY HOUSE, WITH ATTRACTIVE, VERNACULAR OUTBUILDINGS, WITHIN ITS OWN GROUNDS HIGH ABOVE THE TWEED VALLEY, WITH AMAZING VIEWS OVER SPECTACULAR BORDERS COUNTRYSIDE AND WITHIN COMMUTING DISTANCE OF EDINBURGH BY ROAD OR RAIL.

Amenities & Accommodation

- Old Easter Housebyres Farmhouse with main hall, 2 reception rooms, 5 bedrooms (main bedroom with ensuite dressing room), upstairs study/ 6th bedroom, 2 bath/shower rooms, kitchen/ dressing room, utility room, boiler room (c.3,087sq ft.)
 - 2 attic rooms and basement; garden store
 - Old Easter Housebyres Steading - a substantial range of traditional buildings.
 - Attractive range of stone outbuildings and pretty courtyard garden
 - EPC E (47) (farmhouse)
 - 3.31 acres good grazing land; 1.88 acres amenity woodland
- In all about 6.66 acres | FOR SALE AS A WHOLE



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Situation

Old Easter Housebyres occupies an elevated, south-facing position in an upland valley, north of the River Tweed valley, approximately 4 miles north-east of Galashiels and 3 miles north of Melrose, within the central Borders area. Hidden by mature trees, it occupies a secluded position from which there are magnificent views of the surrounding Borders countryside. Melrose is widely considered to be the most attractive small town in the Scottish Borders. Situated between the River Tweed and the Eildon Hills, it offers a remarkable combination of historic architecture, shopping, schooling (both state and private), restaurants/hotels, sporting facilities and easy access to glorious countryside. Galashiels offers a good range of local shops, supermarkets, commercial and leisure facilities, services and schools; the Borders General Hospital is in close proximity.

Old Easter Housebyres is accessible, being equi-distant from Edinburgh, with its capital city facilities and international airport, and Berwick-upon-Tweed with its main line (inter-city to London) railway station. Nearly eleven years ago the Borders Railway between Edinburgh and the Borders was re-opened. The railway terminus (with parking) is at Tweedbank, just outside Melrose which makes the town and the surrounding area very convenient for commuting to Edinburgh for work or school. Galashiels also has a station; the current journey time from Tweedbank to Edinburgh Waverley is one hour.

Old Easter Housebyres is ideally situated for those wishing to take advantage of the wealth of recreational opportunities available in the Scottish Borders, an area renowned for its unspoilt beauty and strong equestrian tradition – each year Galashiels and Melrose host “The Braw Lad’s Gathering” and “Melrose Festival” as part of their Common Riding festival. It is an excellent base for those who enjoy walking (the Southern Upland Way passes close by) , equestrianism and cycling, whilst for the golf enthusiast, there are courses at Galashiels, Melrose and Selkirk. Some of the finest salmon and trout fishing in Britain is available on the River Tweed and its tributaries, and the area boasts challenging shooting for both pheasant and grouse.





Description

Old Easter Housebyres is a rural residential property, centred around a good-sized traditional farmhouse with shelter and amenity provided by surrounding garden and woodland policies. Old Easter Housebyres Steading consists of a substantial range of traditional/vernacular buildings built of stone under slate roofs. The property also includes several small grazing paddocks with shelter provided by woodland plantation strips.

Old Easter Housebyres Farmhouse is approached from the public road by a third party owned private access track. The garden is entered off the access track by way of a gate with a driveway leading to the south-east corner of the farmhouse. A front terrace area runs along the front of the farmhouse, facing south-west. The main garden lies to the south and south-west of the farmhouse and comprises informal lawns with shrubs and trees. To the north, east and west are further policies consisting of a mixture of mature trees. Adjoining the farmhouse to the rear is a paved yard area with stone retaining wall and steps up to the rear garden/policies. The elevated position of the farmhouse allows for tranquillity and fabulous views over the Borders countryside.

The house is traditionally laid out and constructed of mainly solid stone walls with external render under a slate roof with reception rooms, kitchen/breakfast room, additional service rooms (including shower room with WC) at ground floor level, with bedrooms and family bathroom on the first floor, where the galleried/arched landing is of note. Two attic rooms are accessed by way of a dropdown ladder. An external stone staircase leads down to two basement storerooms. The house is in a condition commensurate with its age (last refurbished in the Seventies) and would benefit from a full programme of repair, general modernisation and redecoration. There is so much scope to breath new life in to what was a much loved family house. Adjoining the farmhouse is a garden store.

(See floor plans for room layout and dimensions.)





The property includes Old Easter Housebyres Steading which consists of a substantial range of traditional buildings and includes the original steading courtyard which helps to enclose a particularly attractive garden. The courtyard is enclosed by stone walls with a central lawn and is approached by way of two arched gateways with internal split levels connected by solid steps and grass walkways. Prospective purchasers can view floor plans for layout and dimensions of the steading when viewing the property and are advised to discuss with the selling agent before submitting an offer.

Services

The farmhouse has a mains electricity supply and a private (bore hole) water supply, with the main water tank storage located in an adjoining outbuilding, attached to the rear of the farmhouse. There is a cesspit located within the property providing private drainage; hot water is provided by the oil boiler and immersion heater; the central heating is also oil-fired.

Old Easter Housebyres Steading has mains electricity and a private water supply (same supply as the farmhouse). These services have not been tested and therefore there is no warranty from the agents.

Land

To the north of the property are several small grazing paddocks with small woodlands aged between 20-30 years old, consisting of mixed conifers and mature broadleaves in places. There are smaller areas of more recently established wooded areas (mainly broadleaves). To the south of the property is an area of grassland and mixed age conifer and broadleaf woodland. None of the land is registered for IACS purposes

Access

A "C" classified public road terminates to the north-west of the property, from which the access track (owned by the neighbouring farm) to Old Easter Housebyres leads. The access track is used by three other properties and is maintained on a user basis.







Prospective purchasers are advised to view the property and discuss access to the property with the selling agent before submitting an offer.

Council Tax

Old Easter Housebyres Farmhouse – Band G

EPC

Old Easter Housebyres Farmhouse - Rating of E (47)

Directions

///What3 words:- hood.ultra.fixtures

Tenure

Freehold with vacant possession on completion..

Viewing Arrangements

Strictly by appointment through GSC Grays 01665 252 070.

Offers/Closing Date

Offers should be submitted in Scottish legal form to the selling agents. Prospective purchasers are advised to register their interest in writing with the selling agents following an inspection. A closing date by which offers must be submitted may be fixed later. Anyone who has informed the selling agents in writing that they intend to make an offer will be notified of the closing date.

Local Authority

Scottish Borders Council.





Entry

By arrangement.

Conditions of Sale

1. Fixtures & Fittings

Items not specifically mentioned within the sale particulars are not included in the sale but may be available for purchase at separate valuation.

2. Title

The subjects are sold under the conditions in the Title Deeds, rights of way (if any), water rights affecting the same, whether shown in the Title Deeds or not. They will be sold as possessed by the Seller and no warranty is given.

3. Deposit

On conclusion of missives a deposit of 10 per cent of the purchase price will be paid with the balance due at the date of entry. This deposit will be nonreturnable in the event of a purchaser failing to complete the sale for reasons not attributable to the Sellers or their agent.

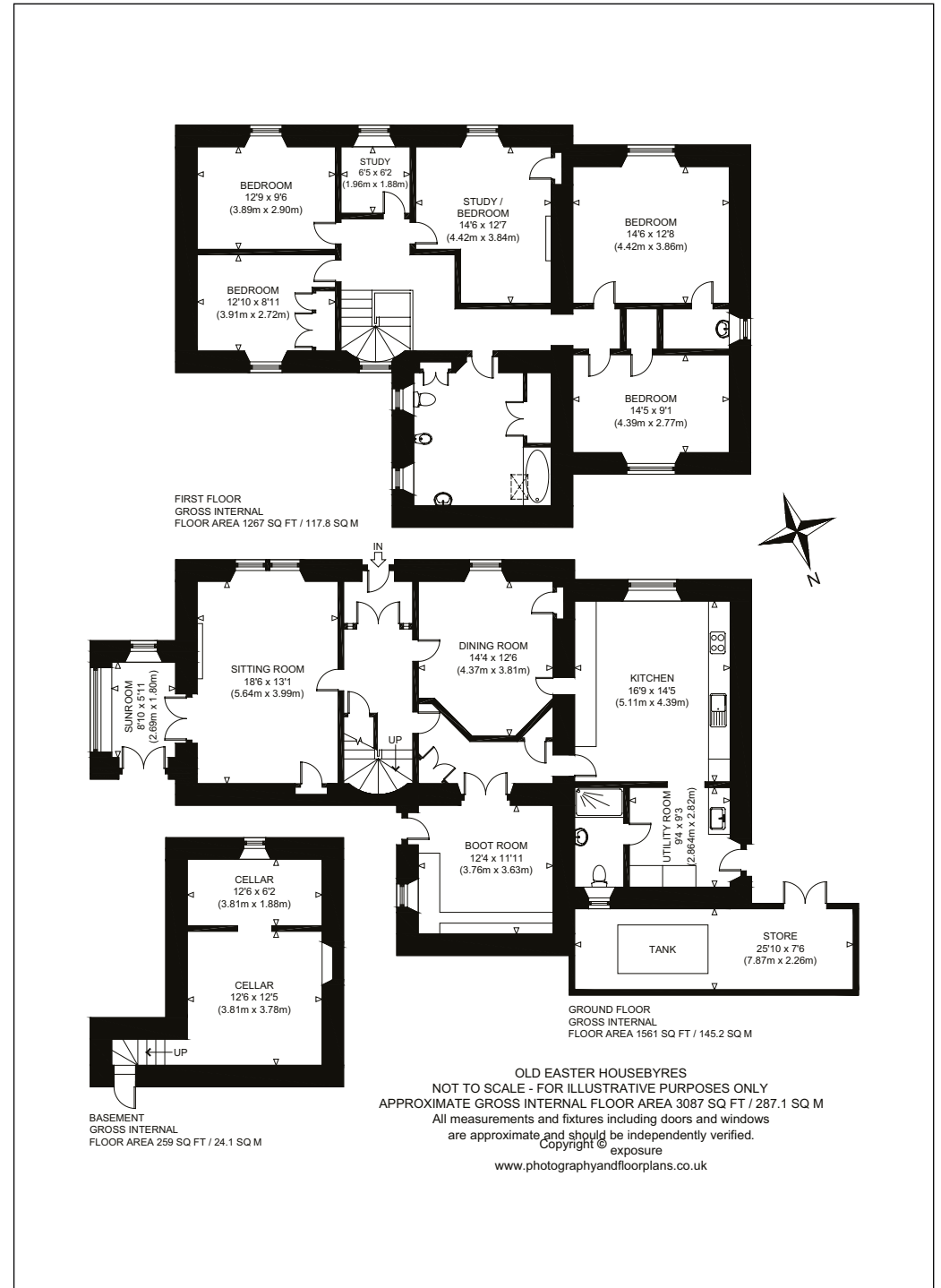
Entry

By arrangement.

Anti-Money Laundering

All offers to purchase the property (regardless of whether the offer is on a cash basis or subject to loan funding) must be accompanied with evidence of Source of Funds. This can be in the form of a bank statement showing the purchase price, a financial reference from a bank/funding source, or confirmation from a solicitor that the purchaser has sufficient funds to complete the purchase. In addition, the purchaser must supply certified copies of his/her passport and confirmation of residence in terms acceptable under anti-money laundering (AML) legislation. These documents will be required for all individuals who will appear on the title once the transaction is complete.

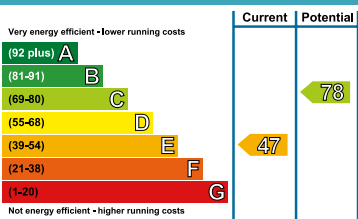






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Energy Efficiency Rating



DISCLAIMER NOTICE:

PLEASE READ: GSC Grays gives notice to anyone who may read these particulars as follows:

1. These particulars, including any plan, are a general guide only and do not form any part of any offer or contract.
2. All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to our presentation or warranty. This should not be relied upon as statements of facts and anyone interested must satisfy themselves as to their corrections by inspection or otherwise.
3. Neither GSC Grays nor the vendors accept responsibility for any error that these particulars may contain however caused.
4. Any plan is for guidance once only and is not drawn to scale. All dimensions, shapes, and compass bearings are approximate and you should not rely on them without checking them first.
5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition, repair or otherwise nor that any services or facilities are in good working order.
6. Please discuss with us any aspects that are important to you prior to travelling to the property.

Particulars written: March 2026.
Photographs taken: Summer 2025

