



The Post House & Post House Bothy, Midlem, Selkirk - TD7 4QB

Offers Over £475,000

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The Post House & Post House Bothy, Midlem

Selkirk

The Post House & Post House Bothy present a wonderful opportunity to acquire a charming detached home with an accompanying bothy, set within the popular village of Midlem in the heart of the Borders.

- Charming Detached Property
- Self-Contained Bothy
- Garage & Off-Street Parking
- Overlooking Village Green
- Attractive Garden With Open Views of the Countryside & Cheviot Hills Beyond
- Beautifully Decorated Throughout

Accommodation Comprises

Ground Floor – Entrance Hallway, Dining Kitchen, Conservatory, Sitting Room, WC/Utility.

First Floor – Principal Bedroom (Walk in Wardrobe & En-Suite), Double Bedroom, Shower Room, Study.

Second Floor – Twin Room, Seating Area, Bathroom.

Bothy – Open Plan Sitting, Dining, Compact Kitchen, Shower Room, Mezzanine Bed.

Garden & Grounds – Garage, Off-Street Parking, Sheltered Courtyard Garden, Established Walled Garden.

Property Description

Nestled in the heart of the conservation village of Midlem, The Post House & Post House Bothy present a rare opportunity to acquire a characterful detached home dating back to the 18th century, complete with versatile additional accommodation. Blending traditional charm with modern comforts, the property offers generous living space, open countryside views, attractive outdoor areas, and flexible options for family living or guest use.

Entering The Post House through a welcoming central hallway, the ground floor offers a cosy sitting room featuring an exposed stone fireplace with a wood-burning stove, which in turn leads to a practical WC/utility room. The kitchen blends sleek modern cabinetry and integrated appliances with exposed stone walls and a further wood-burning stove, enhancing the cottage charm. Beyond, a conservatory overlooks the generous garden, providing a delightful space for relaxing or entertaining.

Stairs ascend from the kitchen to the first floor, where the principal bedroom benefits from a walk-in wardrobe, working shutters and an en-suite shower room. This level also includes a further double bedroom, a separate shower room, and a study with a staircase leading to the second floor.

The second floor opens onto a reception landing, leading to a twin bedroom at one end and a spacious en-suite bathroom at the other, complete with a roll-top bath, creating a luxurious guest suite.

Adjoining the main house, The Post House Bothy is a characterful and versatile space, complete with a wood-burning stove, seating area, en-suite shower room, compact kitchen and a mezzanine sleeping level. It would serve equally well as guest accommodation, a home office, or potential holiday let/business opportunity.

Externally, the property offers off-street parking, a garage, and a low-maintenance sheltered garden accessible directly from the kitchen and conservatory. A gate leads through to an established walled garden, thoughtfully planted with mature shrubs, creating a private and picturesque outdoor retreat. The garden also enjoys open views of the countryside and Cheviot Hills beyond.





General Remarks

Services

Mains electricity, water, drainage, oil central heating. Fibre broadband available.

Fixtures and Fittings

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

Listing and Conservation

The Post House & Post House Bothy are not listed but do lie within the conservation area of Midlem.

Council Tax

Band E

Tenure

Freehold

EPC Energy Efficiency Rating

Band E

EPC Environmental Impact Rating

Band E









Area Insights

Midlem, often described as the 'jewel in the crown' of the Borders, is a conservation village with a vibrant, welcoming community, offering activities and amenities for all stages of life. Nearby Melrose is famed for its 12th-century Abbey and provides shops, hotels, restaurants, and recreational facilities, including the internationally renowned Melrose Sevens rugby tournament. Selkirk and St Boswells offer independent shops, cafés, and community amenities, while Galashiels provides larger supermarkets and professional services.

Transport links are excellent, with the Waverley line to Edinburgh terminating at Tweedbank (8 miles) and mainline trains from Berwick-upon-Tweed to London. Both Edinburgh and Newcastle, with international airports, are within comfortable driving distance.

The area has a range of primary and secondary schools, including St Mary's, a private preparatory school in Melrose, and access to Borders General Hospital in Melrose.

The surrounding countryside offers outstanding walking, cycling, and paddleboarding, with nearby lochs and rivers for salmon and trout fishing. Local estates also provide pheasant and grouse shooting, while cricket clubs, golf courses, and year-round community events ensure an active and engaging lifestyle for all ages.

Distances

Selkirk - 4.5 miles, St Boswells - 6 miles, Melrose - 7 miles, Kelso - 17 miles, Tweedbank Station - 8 miles, Edinburgh City Bypass - 34 miles, Edinburgh Airport - 53 miles, Berwick Upon Tweed Mainline Railway Station 40 miles.

(All distances are approximate)



Useful Links

Midlem Village Hall - <https://www.midlem.com/village-hall>

Midlem Post Office - <https://www.postoffice.co.uk/branch-finder/1758306/midlem>

Bisley at Braidwood - <https://www.bisleyshooting.co.uk/our-grounds-bisley-sporting-group/bisley-long-siberia-surrey/clay-shooting-lessons/>

Brew Borders - <https://brewborders.co.uk/>

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

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

St Boswells Primary School - <https://stboswellsprimaryschool.wordpress.com/>

Selkirk High School - <https://selkirkhighschool.org.uk/>

The Woll Golf Club - <https://www.wollgolf.co.uk/>

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

The Denholm Meet - <https://www.denholmmeetrestaurant.co.uk/>

Lindean Loch - <https://www.scotborders.gov.uk/parks-outdoors/countryside-sites/6>

Explore Selkirk - <https://exploreselkirk.co.uk/>

Visit Scotland, Scottish Borders - <https://www.visitscotland.com/places-to-go/scottish-borders>

Bowhill House - <https://www.bowhillhouse.co.uk/>

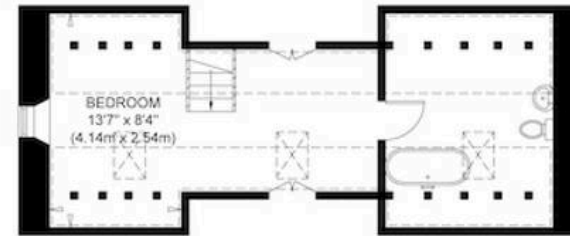
The Haining, Selkirk - <https://www.shbt.org.uk/our-projects/the-haining/>



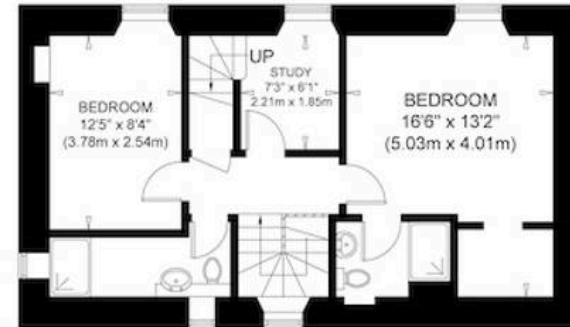




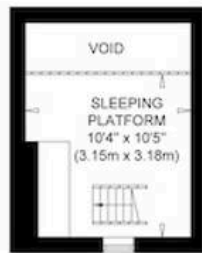
☐ = Reduced headroom below 1.5m / 5'0"



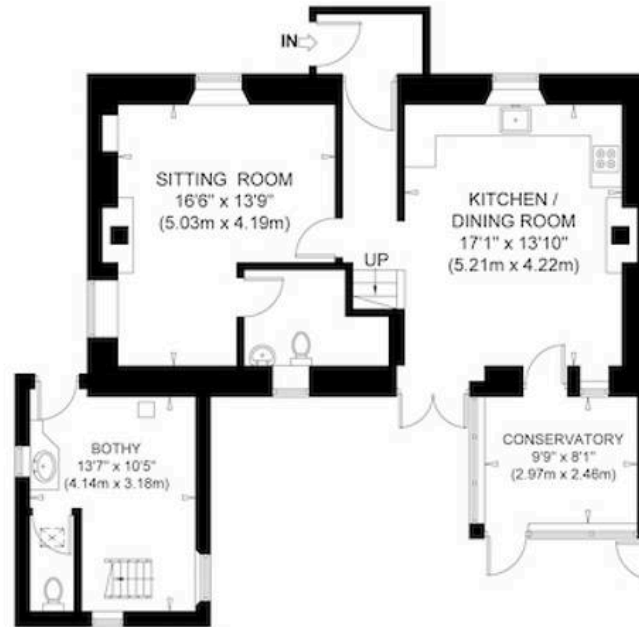
SECOND FLOOR
GROSS INTERNAL
FLOOR AREA 34.9 SQ M / 375 SQ FT



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 50.5 SQ M / 543 SQ FT

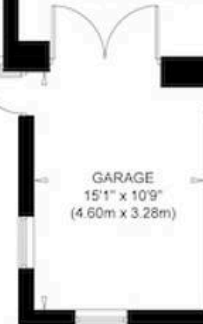


ANNEXE FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 12.8 SQ M / 138 SQ FT



ANNEXE GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 13.4 SQ M / 144 SQ FT

GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 62.9 SQ M / 677 SQ FT



GARAGE
GROSS INTERNAL
FLOOR AREA 15.3 SQ M / 164 SQ FT

THE POST HOUSE

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA = 148.3 SQ M / 1596 SQ FT

GARAGE = 15.3 SQ M / 164 SQ FT

ANNEXE = 26.2 SQ M / 282 SQ FT

TOTAL = 189.8 SQ M / 2042 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

Paton & Co, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either in writing or by word of mouth. Any information given is entirely without responsibility on the part of the agents or the sellers. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and it should not be assumed that the property remains as photographed. Any error, omission or misstatement shall not annul the sale, or entitle any party to compensation or recourse to action at law. It should not be assumed that the property has all necessary planning, building regulation or other consents, including for its current use. Paton & Co have not tested any services, equipment, or facilities. Purchasers must satisfy themselves by inspection or otherwise and ought to seek their own professional advice. 3. All descriptions or references to condition are given in good faith only. Whilst every endeavour is made to ensure accuracy, please check with us on any points of especial importance to you, especially if intending to travel some distance. No responsibility can be accepted for expenses incurred in inspecting properties which have been sold or withdrawn. 4. 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 or not referred to above. 5. These particulars and plan are believed to be correct, but they are in no way guaranteed. Any error, omission or misstatement shall not annul the sale or entitle any party to compensation nor in any circumstances give grounds for action at law. 6. Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. 7. Paton & Co Estate Agents LLP does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let, or withdrawn.



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