



LAIRDSHILL

Stichill, Kelso, Roxburghshire



A BEAUTIFULLY REFURBISHED PERIOD HOUSE WITH OUTSTANDING BORDERS VIEWS.

Summary

Beautiful rural setting with privacy and uninterrupted views

Newly fitted kitchen with dining area, supported by utility room and ground floor WC

A choice of generous reception spaces, including a superb first floor sitting room

Five well proportioned bedrooms and three bath and shower rooms

Central courtyard with useful outbuildings

Formal and informal gardens, paddock and amenity woodland

Grounds extending to about 2.86 acres

Wide open panoramic views across the Borders towards the Cheviot Hills

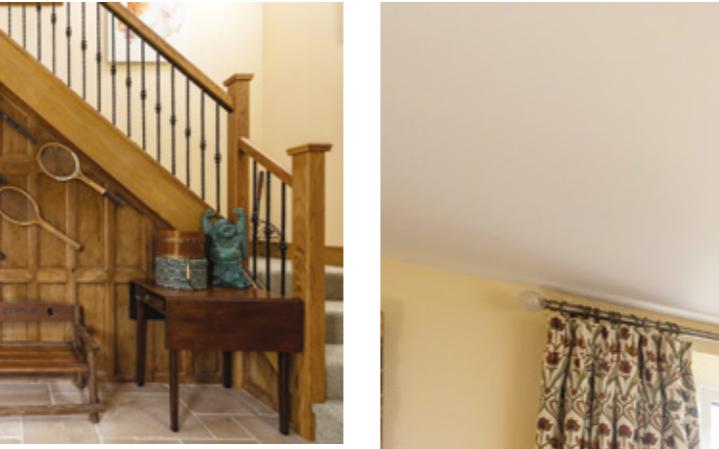
Distances: Kelso 4.7 miles, Berwick upon Tweed mainline station 23 miles, Edinburgh 43 miles
(All distances are approximate)



SITUATION

Lairdshill enjoys an elevated south facing position in rolling Borders countryside, around four miles north west of Kelso. The area has deep agricultural roots and a strong rural community, with Kelso providing a delightful market town centre known for its cobbled square, independent shops, cafés and restaurants. Floors Castle lies close by, and the town hosts the Border Union Show, the renowned Tup Sales and the annual Common Riding.

Schooling is excellent, with good primary and secondary provision in Kelso and respected independent options in Melrose and Berwick upon Tweed. Edinburgh is about forty two miles to the north west with an international airport and mainline rail links, while Berwick provides fast east coast mainline services to London. Newcastle airport is also within easy reach.



THE PROPERTY

Lairdshill is an impressive period house that has been redecorated throughout to create a bright, fresh and welcoming family home. The refurbishment highlights the generous proportions and character of the property while adding a contemporary and uplifting feel across the accommodation.

The centrepiece of the house is the newly fitted kitchen, a superb and spacious room with soft blue cabinetry, brass details, marble effect ceramic tiled flooring and a generous dining area. Natural light fills the space, creating a warm and inviting setting for everyday living and informal entertaining.

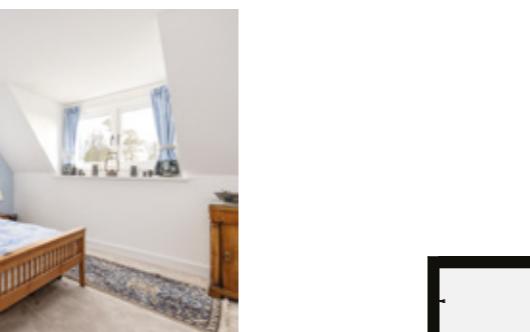
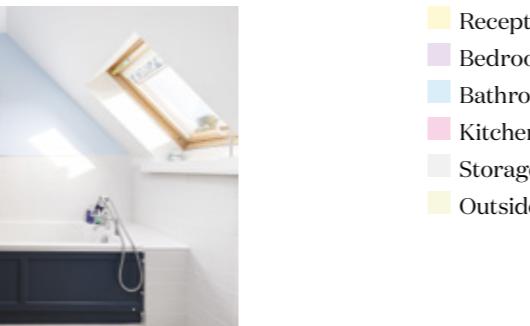
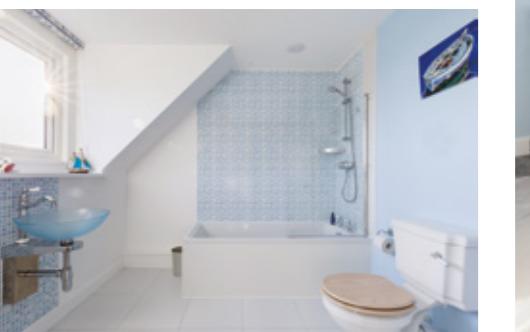
The main reception rooms are elegant yet relaxed, with large windows, quality flooring and refined décor that work together to emphasise the comfort and proportions of the house. The principal sitting room enjoys dual aspects, garden views and an easy, welcoming atmosphere.



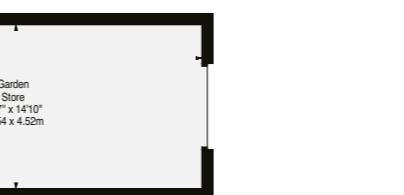
The house opens into a bright entrance hall finished with soft flooring and soft warm tones. The main staircase features oak handrails and wrought iron balusters and leads to the principal bedroom accommodation on the first floor. The hall connects naturally to the ground floor reception rooms and the new kitchen.

A second staircase sits in its own section of the property and features timber panelling and traditional detailing. This staircase leads to the first floor library and sitting room, a generous and characterful space well suited to reading, relaxing or working. Its elevated position takes full advantage of the views over the gardens and the wider landscape.

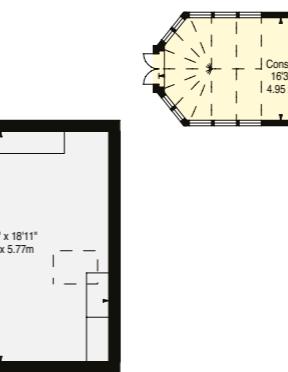
Across both floors, the bedroom layout offers excellent flexibility, with five bedrooms and three bathrooms or shower rooms, including one en suite. The arrangement works well for families, guests or those seeking semi-independent space.



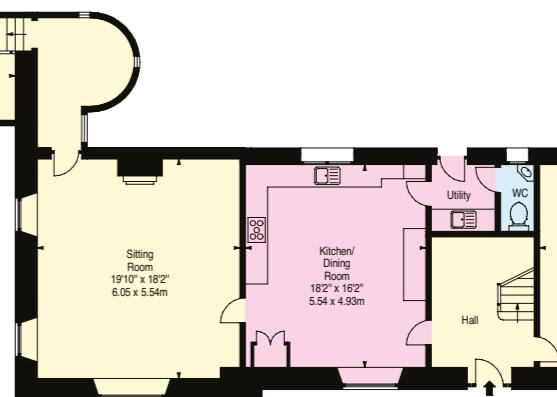
- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



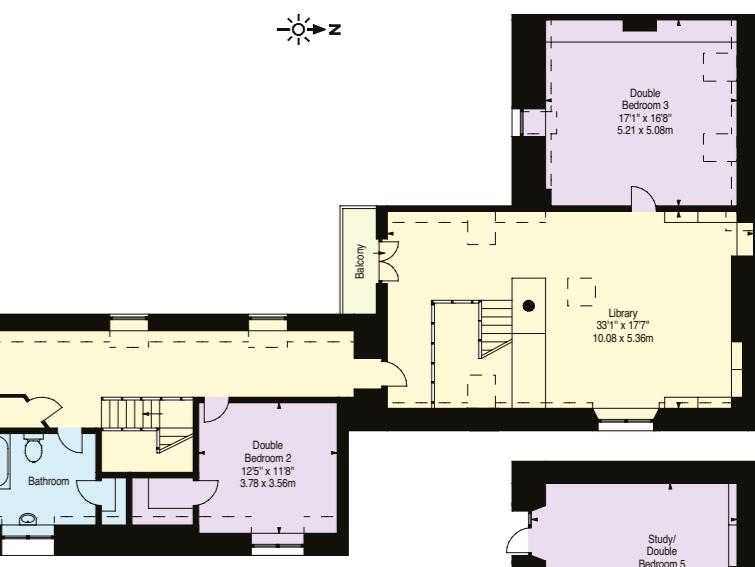
First Floor



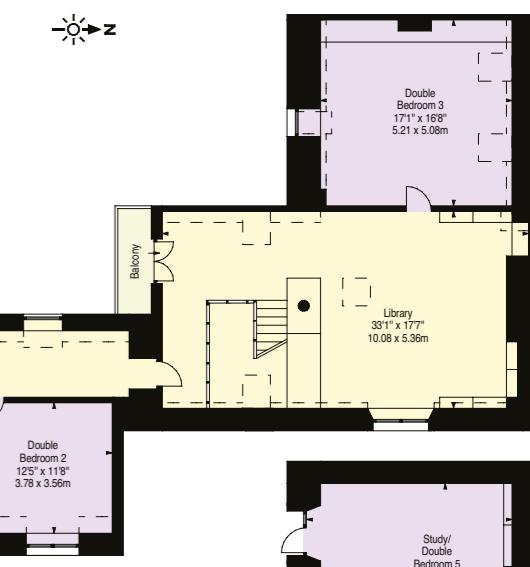
Ground Floor



Ground Floor



First Floor



First Floor

Approximate Gross Internal Area = 4148 Sq Ft - 385.35 Sq M
Outbuildings: 1795 Sq Ft - 166.76 Sq M

This plan is for layout guidance only. Not drawn to scale or to exact measurements. 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

The gardens and grounds at Lairdshill extend to about 2.86 acres and provide an attractive and peaceful setting for the house. Areas of lawn, established planting and several outdoor seating spots are arranged around the property, offering a mix of sunny and sheltered positions.

A formal section of garden laid out with clipped box hedging and pathways adds structure and year round interest. Beyond this, a ha ha separates the garden from the paddock and amenity woodland, preserving the open aspect and creating a sense of space.

The outlook towards the Cheviot Hills is one of the most notable features of the property, and can be enjoyed from several points around the garden, including the terrace and the conservatory. The view is long reaching and contributes significantly to the setting.





To the rear of the house, an enclosed courtyard provides a practical and sheltered area with raised beds, gravel surfacing and a range of useful outbuildings. This is a completely private space and a wonderful sun trap. A separate Nissan hut near the parking area offers further storage or workshop potential.

The overall setting is quiet and rural, well suited to those who value outdoor space with a combination of formal and informal areas along with attractive open views.

PROPERTY INFORMATION

Services and Access: Mains water via private pipe. Mains electricity. Drainage to shared septic tank. Oil fired central heating. Mostly double glazed (Services not tested). The owners have a right of access along the drive via Stichill Stables.

Local Authority: Scottish Borders Council

Council Tax: Band G



EPC: C

Tenure: Freehold

Entry: Entry by arrangement.

Directions

What3Words: //priced.windmill.fiddington

Postcode: TD5 7TJ

Viewings: Strictly by appointment with Knight Frank - 01902 344 45

Fixtures & Fittings: Fitted floor coverings, integrated appliances and light fittings are to be included within the sale. Curtains may be available by separate negotiation.

Servitude Rights, Burdens and 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 paths, pavements, 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 may 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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