



Otford House, Lauder Road, Earlstoun, TD4 6EE

“An elegant late 19th century villa with period interiors set in magnificent gardens with views over the town and valley”

ACCOMMODATION

Ground Floor: Entrance Vestibule, Entrance Hallway, Lounge, Orangery, Dining Room, Livingroom, Cloakroom with WC, Breakfasting Kitchen, Utility Room and a Laundry Room

First Floor: 4 Double Bedrooms, Study, Bathroom, WC and Store Rooms

Offers Over £550,000



WELCOME TO

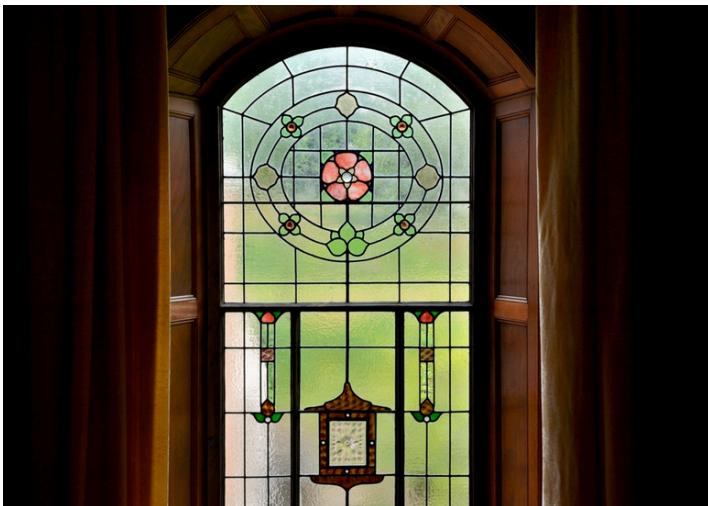
OVERVIEW

This detached late 19th century villa is a substantial and elegant period home set in magnificent gardens. The house and garden are located on a gentle south west slope and enjoy an elevated position overlooking the Leader Valley.

Otford House is located on the northern edge of Earlstoun. Originally built for a mill owner to have an elevated view over his mill, the house has many internal features identifying with Arts and Crafts design. Some of these features include generous room proportions, an extensive display of traditional craftsmanship and the use of quality materials, all of which highlight the property's individuality.

The generous garden complements the size and proportion of the house and is designed to be enjoyed from any direction. Otford House has a sweeping driveway epitomising the grandeur of late 19th century villa.

The grandeur of arrival is continued into the heart of the home with its wonderful entrance porch and hall. The size and location of this dwelling lends itself to a family and to those who enjoy period homes and larger gardens.





OTFORD HOUSE

THE TOUR

Otford House has an impressive entrance and immediately sets the style of the house. The eye is immediately taken to the glazed timber entrance screen which is a fine example of the craftsmanship involved in timber carving and stained glass panelling. The generously sized vestibule has a tiled floor laid in an intricate geometric pattern. The walls are timber panelled up to the height of the doors.

The sweeping timber staircase in the inner hallway is a stunning feature within the home and is an exquisite example of its type. The curves of the staircase and ceiling details entice the eye through the hallway and upwards. The lounge, dining room, sitting room, breakfasting kitchen and WC are all directly accessed from the entrance hallway. The breakfasting kitchen is located adjacent to a utility room and a number of store rooms. There is a second service staircase leading to store rooms on the first floor, these rooms are only accessible from the service staircase.

All of the reception rooms on the ground floor are well proportioned and have generous ceiling heights. Throughout the house there are period features, including ceiling roses, cornicing, picture rails exuding quality and history. There are also wonderful period fireplaces, mantles and over-mantles in the arts and crafts style.





OTFORD HOUSE

The lounge and dining room are both located to the front of the house and are dual aspect with views of the mature garden. The elegant lounge has a large bay window and gives direct access to the orangery, creating a seamless transition between the garden and the house. The opulent dining room has a magnificent period fireplace, mantle and mirrored over-mantle, and it has recently had a wood burning stove installed. The sitting room is located to the rear of the house and is smaller in size. This room would also make an excellent home office or bedroom suitable for multigenerational living.



The breakfasting kitchen, utility and laundry rooms require modernisation. It may be possible to connect the kitchen and utility rooms to create a large, open plan family kitchen/dining area (subject to permissions).

The main staircase leads you to the generously sized timber panelled first floor landing, continuing the period detailing from the hallway below. The staircase incorporates a feature stained glass window with subtle floral details depicted in green and red, highlighting and warming the panels.



There are four large double bedrooms, a study, a bathroom and a separate WC located on the first floor. Bedrooms one and two are both dual aspect. All the bedrooms have fireplaces with glazed inset tiles and simplified cornice detailing. Bedroom one is extremely large and has a bay window, a more elaborate fireplace and plaster detailing. Bedrooms one, two and four have wash hand basins.

The second staircase at the back of the property takes you to two storage/utility rooms. These rooms have plumbing and could be repurposed to have many uses where an element of separation would be advantageous, such as a home office or media room or subject to the correct permissions, it could be converted into living accommodation.



OTFORD HOUSE

LOCATION

Otford House is located on a gentle south west slope and enjoys an elevated position overlooking the Leader Valley. The garden wraps around the house and offers space for a variety of landscape options. The shrubs and trees within the grounds are well established, creating a beautiful and private outdoor space. There is also a summerhouse and a double garage.

THE AREA

Located on the edge of Earlston, Otford House is well connected to Edinburgh, Newcastle and Berwick upon Tweed. The A68 connects Edinburgh in the north with Jedburgh and Newcastle in the south. The railway station of Tweedbank is approximately 7 miles from the property and Berwick upon Tweed railway station is around 31 miles away.

Earlston is a small traditional town with shops and other services including pubs, bars, garages, beauty services, Earlston Medical Practice and Earlston Rugby Football Club. It is also close to Lauder, Melrose, Kelso and Jedburgh and it is in close proximity to riverside walks along the Leader Water and the River Tweed.

Melrose, St Boswells and Lauder Golf courses are all within a 12 minute drive. Torwoodlee Golf Course and The Schloss Hotel and Golf Course are also both close at hand.

Primary and secondary schooling is available in Earlston and private schooling is available in Melrose and Musselburgh with local pick up.





OTFORD HOUSE

what3words

///interviewer.impaired.retract

COUNCIL TAX - Band G

EPC RATING – D(63)

SERVICES

The property is served by mains gas, electric, water and sewerage services. The property has gas central heating.



ABOUT TAITs

At Tait's our integrated estate agency and legal teams guide you through the buying and selling process. We strive to make the process as straightforward as possible for you and have offices in both Kelso and Jedburgh town centres. We have in-depth local knowledge of the Scottish Borders. In addition to estate agency services, we also offer private client legal services.

All measurements and fixtures including doors and windows are approximate and for guidance only. Whilst these particulars have been prepared and are believed to be correct, no guarantee is given to their accuracy and they shall not form part of any contract to follow hereon.

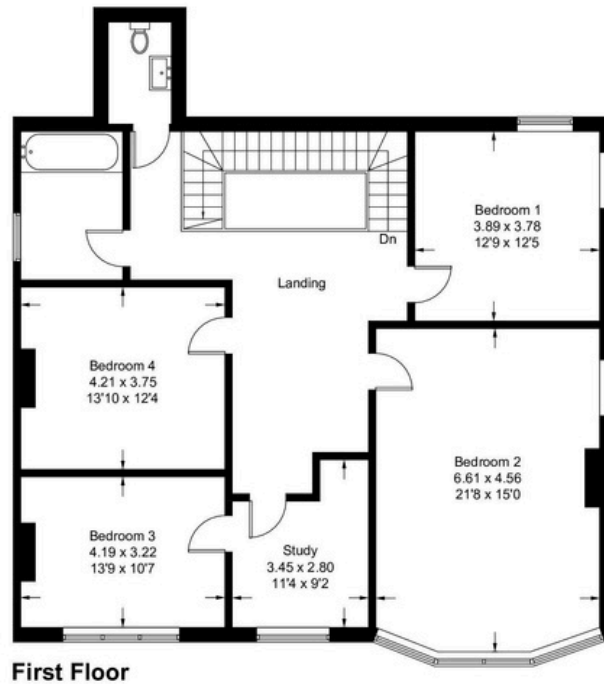


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1211210)

All measurements and fixtures including doors and windows are approximate and for guidance only. Whilst these particulars have been prepared and are believed to be correct, no guarantee is given to their accuracy and they shall not form part of any contract to follow hereon.