



**Hometree is an exceptional move-in ready four-bedroom detached home set within the peaceful semi-rural hamlet of Pyatshaw, on the edge of the Spottiswoode Estate, just four miles from the popular Borders town of Lauder. Built in 2018, and occupying a beautifully landscaped plot of approximately half an acre, the property combines immaculate accommodation with far-reaching views and outstanding garden grounds. Finished to an excellent standard throughout, and measuring 248 square metres/2669 square feet, excluding the garage, the house offers bright, well-proportioned accommodation across two levels. A spacious sitting room, large dining kitchen with substantial island, and generous utility / boot room provide excellent everyday living and entertaining space, with the dining kitchen forming a true focal point of the home, ideal for both everyday family life and larger gatherings.**

**Upstairs, one bedroom benefits from an ensuite shower room and walk in wardrobe and is currently arranged as a dressing room, while three further double bedrooms all feature extensive integral wardrobe space. The property is served by a family bathroom and additional ground floor shower room.**

**The integral double garage is currently arranged as a gym with a store room and boiler room, with ample built-in storage throughout the property. The gardens are a defining feature of Hometree, offering a private and beautifully curated outdoor space. South-East facing and fully enclosed, they have been thoughtfully designed to create a series of distinct outdoor spaces. An extensive deck with dining pergola surrounded by laurel hedging provides an ideal setting for relaxing or entertaining, while a cottage garden, summerhouse, greenhouse, large shed/workshop, and raised beds will appeal to keen gardeners. A further patio area provides an additional space for informal dining and barbecues. To the rear, a generous lawn extends to a picturesque rural backdrop, complemented by carefully planted trees, perimeter hedging, and attractive borders.**

**To the front, a gated entrance leads to a driveway with parking for several vehicles, alongside a large, well-maintained lawn, mature trees, and established herbaceous borders, with further access to the double garage.**

**The property is energy efficient, benefiting from solar panels with double battery storage, an air source heat pump, and an electric vehicle charging point. The ground floor features underfloor heating throughout.**

**Hometree offers the perfect balance of rural living and accessibility, with excellent links to the Borders, East Lothian and Edinburgh via the A68, and rail connections available from nearby Stow, around nine miles away. Located within the catchment for Lauder Primary School and the highly regarded Earlston High School, this is a rare opportunity to acquire a truly turnkey home in a sought-after and well-connected setting.**

**Lauder 4.0 miles. Edinburgh City bypass 23.0 miles. Central Edinburgh 30.5 miles. Earlston 8 miles. Melrose 14.5 miles. Kelso 17.0 miles.**

**(All mileage is approximate)**

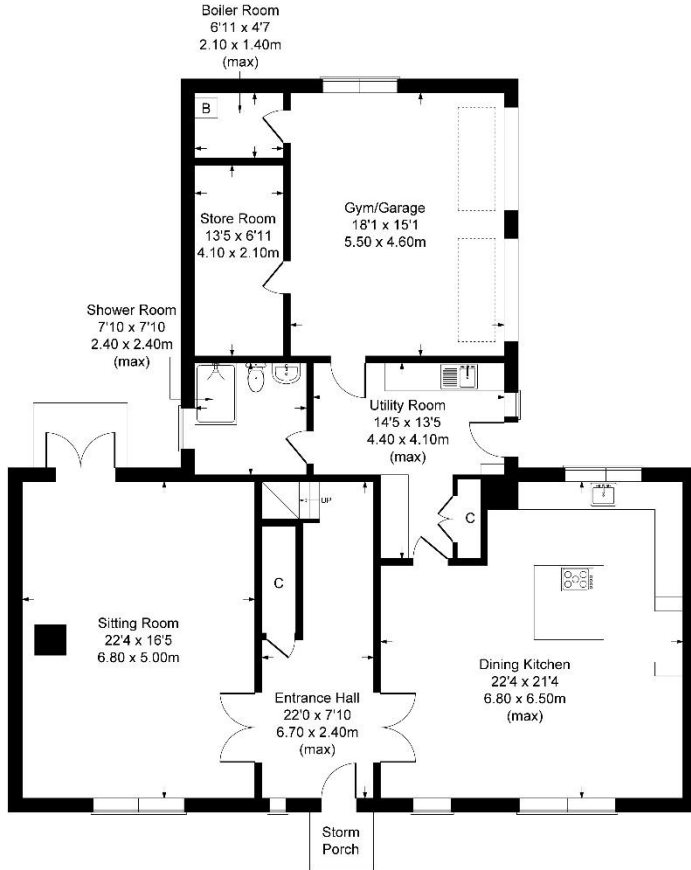
#### **Location:**

Hometree is set in a peaceful, semi-rural hamlet of Pyatshaw on the fringes of the old Spottiswoode Estate, approximately four miles from the ancient Borders town of Lauder, which is situated half-way between the Lammermuir Hills and the River Tweed, and is surrounded by beautiful rolling countryside, and just over seven miles from the village of Gordon. The town of Lauder provides an extensive range of amenities ranging from a variety of specialist shops, butcher, greengrocer and pharmacy, a small supermarket, coffee shop/art gallery, pubs, and a well-known hotel with bar and restaurant. There is also a leisure centre, nursery and health centre. The thriving old mill town of Galashiels is eleven miles to the South West of Lauder offering a fuller range of shopping facilities, which include Tesco, ASDA, Next, Aldi, Boots and M&S. The Borders General Hospital lies just outside the town of Melrose which is fourteen and a half miles away from the property.

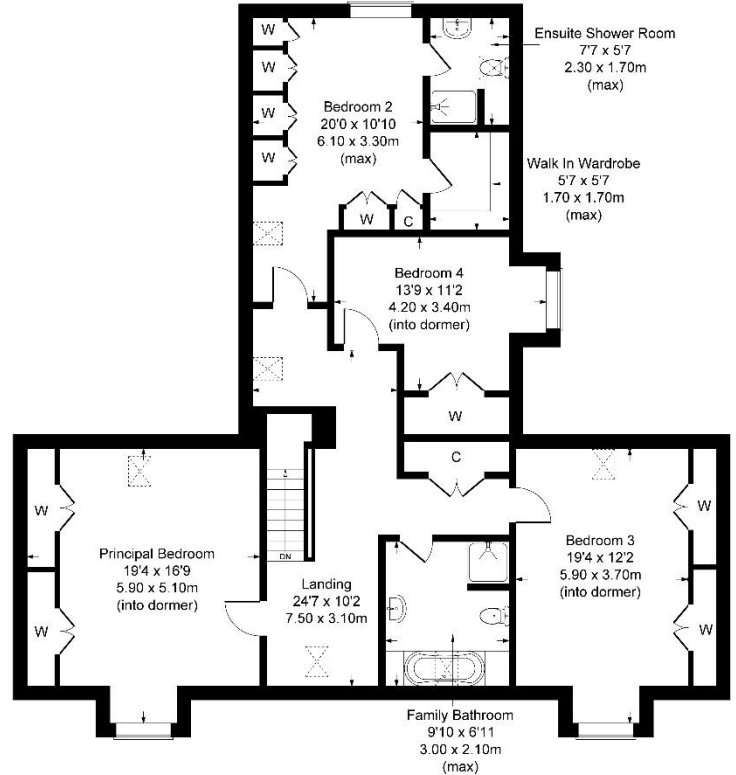
Local tourist attractions include Thirlestane Castle on the southern side of Lauder, nearby Mellerstain House, and Abbotsford House on the outskirts of Melrose. There are also a variety of outdoor pursuits in the area that include fishing, rough and syndicated shooting, horse riding, golf, mountain biking and a selection of walks that cross through the Scottish Borders. Local schools include the Lauder Primary School, and the highly regarded St Mary's preparatory school in Melrose, and the much sought after Earlston High School. Hometree sits in an easily accessible area with Edinburgh in easy reach via the A68, which also provides links to the north of England, as well as other Borders towns. The Borders Railway, running from Tweedbank to Edinburgh, has a stop at Stow which is approximately nine miles away. Edinburgh and Newcastle airports - both international, offer an excellent choice of destinations and are approximately 37.5 miles and 79.5 miles away respectively.



# Hometree, Pyatshaw, Lauder TD2 6SH



GROUND FLOOR



FIRST FLOOR

FOR ILLUSTRATIVE PURPOSES ONLY

Produced by Potterplans Ltd. 2026



### Directions:

For those with satellite navigation the postcode for the property is: TD2 6SH  
Travelling from Edinburgh take the A68 South, signposted Jedburgh/Newcastle. Proceed through Pathhead and over Soutra. On passing the village of Oxton you will come to a roundabout at the Carfraemill Hotel. Turn left on to the A697 signposted Coldstream and continue for approximately seven miles. You will reach a picnic site on the left-hand side, turn immediately left here (signposted Pyatshaw) and keep left passing under the archway. Follow the road for around the s-bend and you will come to Hometree on your left-hand side, the middle of three similar houses.

Coming from the South take the A68 to Lauder and turn first right onto the B6362 signposted Coldstream. Travel on this road for around one and a half miles, and you will meet the A697 signposted Coldstream. Turn right here and follow the above directions.

### FURTHER INFORMATION:

#### Fixtures and Fittings:

Only items specifically mentioned in the particulars of sale are included in the sale.

#### Services:

Mains electricity, mains water, septic tank drainage, air source heat pump, solar panels and battery storage, telephone and broadband subject to availability

#### Outgoings:

Scottish Borders Council Tax Band Category: G

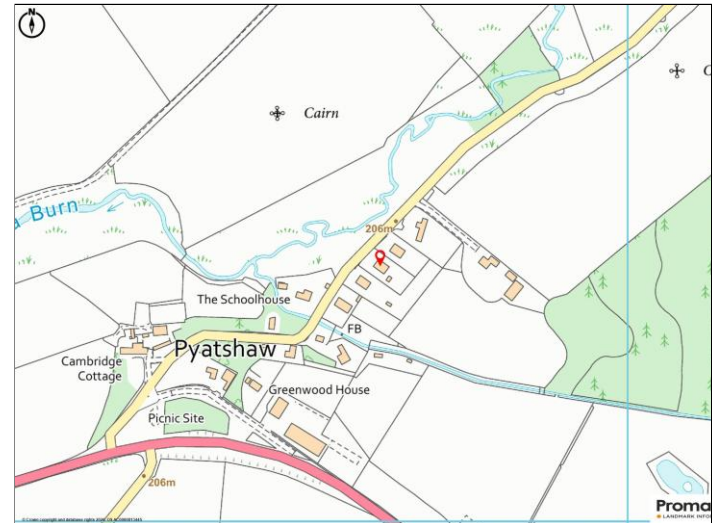
#### EPC Rating:

Current EPC: B90

#### Viewings:

Strictly by appointment with the selling agents.

Offers in Scottish legal form must be submitted by your solicitor to the selling agents. Interested parties are also advised to instruct their solicitor to note interest with the selling agents. In the event of a closing date being set the seller(s) shall not be bound to accept the highest offer or any offer and the seller reserves the right to accept any offer at any time. No responsibility can be accepted for expenses incurred in inspecting or visiting properties which have been sold or withdrawn.



Whilst these particulars have been carefully prepared and are believed to be correct, their accuracy cannot be guaranteed. They must not be relied upon as statements or representations of fact and shall not form part of any offer or contract thereon.

The text, photographs, plans or diagrams, within these particulars are for guidance only, and all areas, room measurements and distances are approximate.

Macpherson Property has not tested any services, equipment or facilities, and all intending purchasers must satisfy themselves, by inspection or otherwise, that the information given is correct, as no warrant is given or implied.



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