



OLD GREENLAW

Greenlaw, Berwickshire



A CHARMING GEORGIAN COUNTRY HOUSE WITH COTTAGE AND LAND, SET IN A PRIVATE POSITION WITH SPECTACULAR FAR REACHING VIEWS.

Summary of accommodation

Five bedrooms

Three bathrooms

Four reception rooms

Two bedroom cottage

Stables

In all about 16.75 acres

Distances: Greenlaw 1.2 miles, Kelso 8.4 miles, Berwick-upon-Tweed 20 miles, Edinburgh 40 miles
(All distances are approximate)



OLD GREENLAW

Old Greenlaw is a particularly appealing and unspoilt country house, approached via a long, tree lined drive which immediately creates a strong sense of arrival and seclusion. The setting is both peaceful and picturesque, with the house sitting naturally within its own grounds, surrounded by rolling countryside and enjoying exceptional far reaching views of the Cheviot Hills and Tweed Valley which form a constant backdrop.

The house itself is classical in its proportions, with an elegant Georgian façade and a pleasing sense of symmetry. Internally, the accommodation extends to approximately 3,900 sq ft over two principal floors, together with cellar space, and retains a wealth of original character and period detail. High ceilings, sash and case windows, fine cornicing and open fireplaces all contribute to the sense of scale and charm, while the large windows frame the surrounding landscape beautifully.



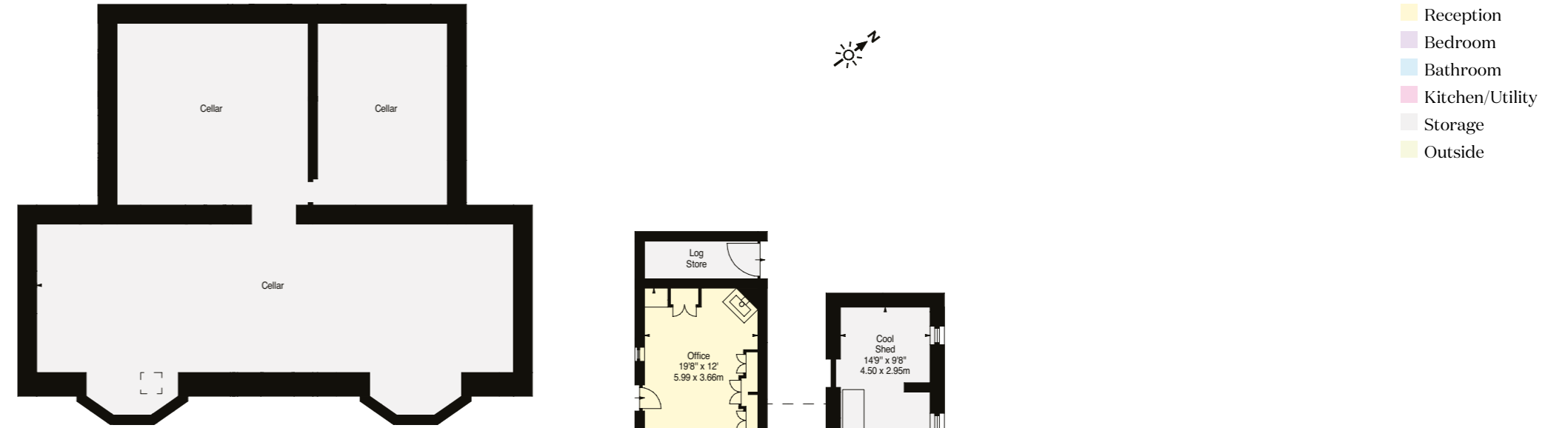
The principal reception rooms are particularly attractive. The drawing room and dining room are both generously proportioned and filled with natural light, each enjoying a lovely outlook across the gardens and countryside beyond. These are elegant yet comfortable spaces, well suited to both formal entertaining and everyday family life. A study and library provide further flexibility, creating a well balanced ground floor arrangement. The kitchen breakfast room has a traditional farmhouse feel, centred around an AGA, and leads on to a series of useful utility and storerooms to the rear.

Upstairs, the bedroom accommodation is well arranged, providing five bedrooms and three bathrooms, with a good balance of space for family living. The principal bedroom suite is particularly generous, with a large adjoining bathroom and dressing area, while a number of the bedrooms enjoy far reaching views over the surrounding land. The layout lends itself well to family life, while also offering flexibility depending on individual requirements.

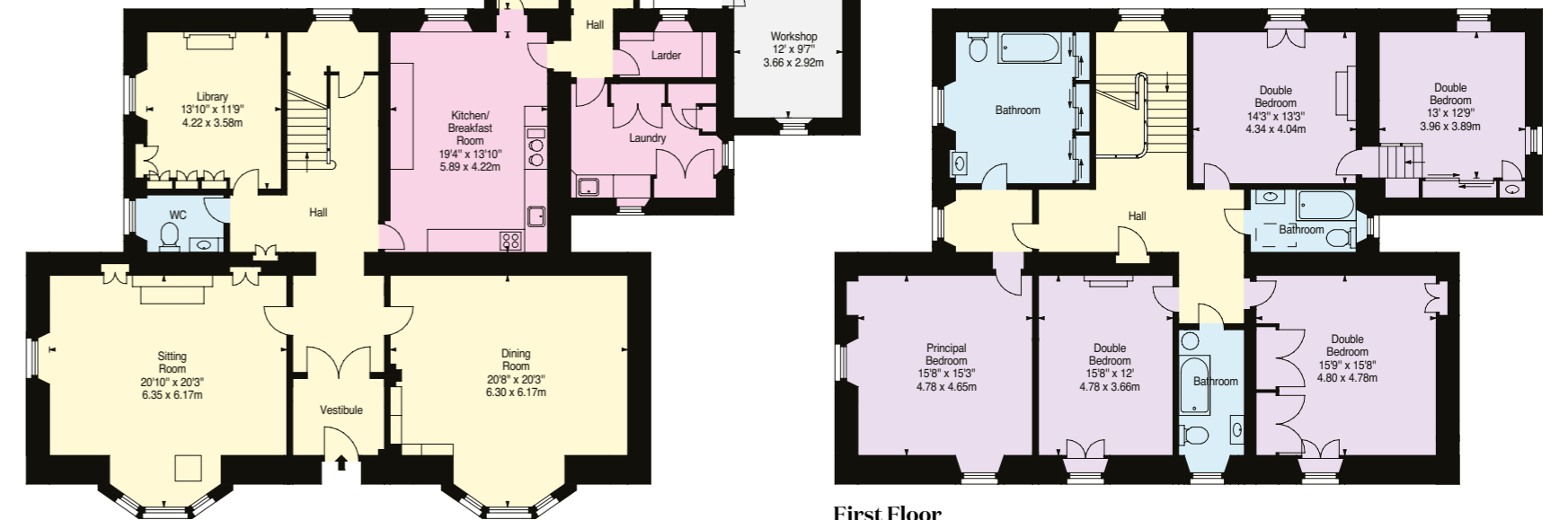




While entirely liveable, the house would now benefit from modernisation, providing an excellent opportunity to create a home better suited to modern family living.



Lower Ground Floor



Ground Floor

First Floor

Approximate Gross Internal Area
 3910 Sq Ft - 363.24 Sq M
 Cellars: 1615 Sq Ft - 150.03 Sq M
 Log Store, Cool Shed & Workshop: 310 Sq Ft - 28.80 Sq M

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. 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.

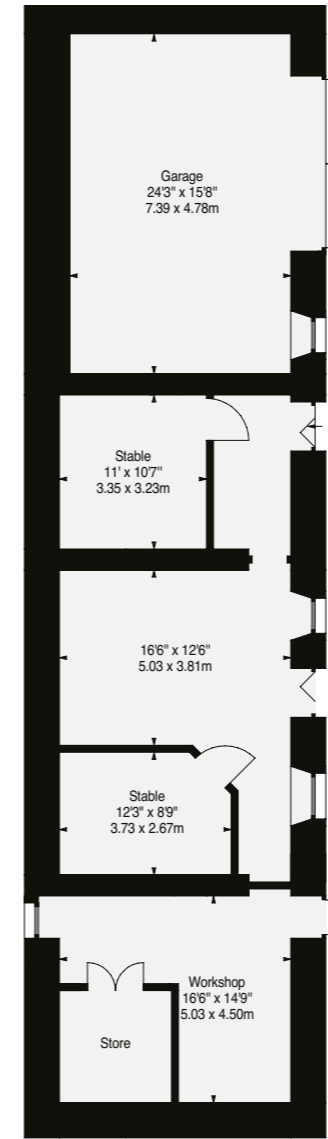
- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside

THE LODGE

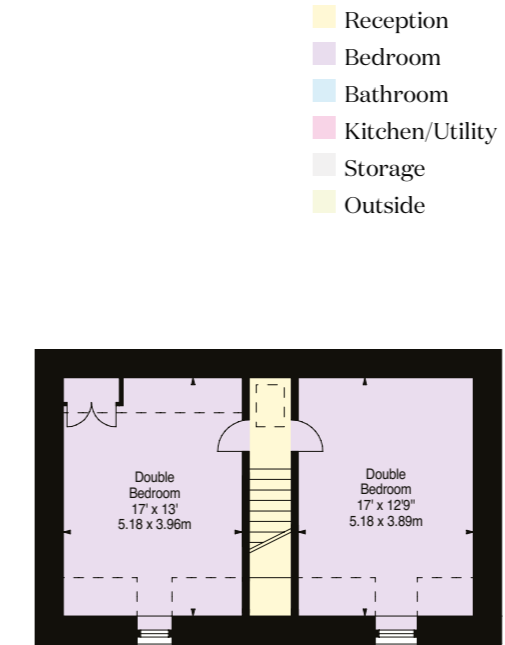
In addition to the main house, there is a particularly charming detached two bedroom cottage, approached via a separate drive to the rear and set within its own area of garden and grounds.

Constructed in traditional stone, the cottage is highly attractive, with a classic façade and a welcoming feel on arrival. Internally, it is well presented and thoughtfully arranged, offering bright and comfortable accommodation including a sitting room with a wood burning stove, a well fitted kitchen and two bedrooms arranged over two floors.

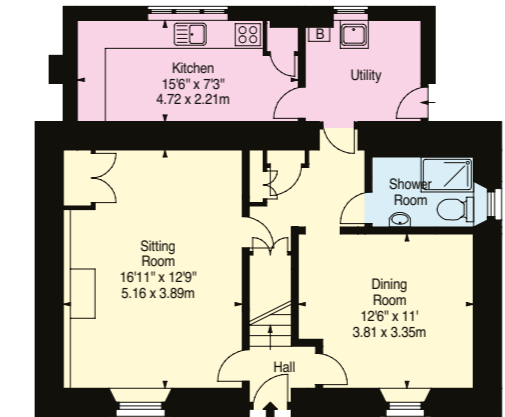
The cottage enjoys its own garden and outlook, with views across the surrounding countryside, giving it a strong sense of independence from the main house. As such, it provides excellent ancillary accommodation for guests, extended family or staff, while also offering clear potential for short or long term rental income.



Outbuilding



First Floor



Ground Floor

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

Approximate Gross Internal Area = 1222 Sq Ft - 113.52 Sq M
 Outbuilding: 1293 Sq Ft - 120.12 Sq M

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GARDEN AND GROUNDS

A traditional range of outbuildings sits adjacent, including garaging, stables, workshop space and stores, providing useful practical space and further potential, subject to the necessary consents.

The grounds are a defining feature of Old Greenlaw, extending to approximately 16 acres in total. They comprise formal gardens, sweeping lawns, mature trees and well enclosed paddocks, creating a highly attractive and private environment. The approach, lined with established trees, combined with the elevated position of the house, gives a wonderful sense of space and privacy, while the views stretch out across the Borders landscape towards the Cheviots and the wider Tweed Valley.

Old Greenlaw represents a rare opportunity to acquire an elegant Georgian country house with land, cottage and outbuildings, offering considerable charm, flexibility and significant potential. While the house would now benefit from modernisation, it provides an excellent opportunity to create a superb country home in a beautiful and accessible part of the Scottish Borders.

SITUATION

Old Greenlaw is set in an attractive rural position close to the historic Berwickshire town of Greenlaw, enjoying a peaceful and private setting while remaining well connected to the wider Borders and beyond.

Greenlaw itself provides a range of everyday amenities including a local shop, hotel, and primary school, while the nearby town of Duns offers a broader selection of services, including supermarkets, independent shops, cafés and a health centre. Kelso, one of the Borders' most popular market towns, is also within easy reach and provides an excellent range of facilities, as well as restaurants, schooling and sporting opportunities.



The surrounding countryside is particularly appealing, with rolling farmland and far reaching views towards the Cheviot Hills and the Tweed Valley. The area is ideal for those seeking an outdoor lifestyle, with excellent opportunities for walking, riding, fishing and shooting, while the River Tweed is renowned for its salmon fishing. The east coast is also within comfortable driving distance, offering sandy beaches and further leisure opportunities.

The Borders is well served for schooling, with a number of well regarded local primary and secondary schools, as well as access to a selection of independent schools in Edinburgh and the north of England.

Despite its rural setting, Old Greenlaw is well positioned for access to the principal road networks. The A697 provides a direct route to both Edinburgh and Newcastle, with Edinburgh city centre approximately an hour by car, making it suitable for those looking to commute or travel further afield.

The nearby town of Berwick upon Tweed, approximately 20 miles away and easily reached in around 30 minutes, offers a mainline railway station with regular direct services to both Edinburgh and London, providing excellent connectivity in both directions.

Edinburgh Airport is also readily accessible, offering a wide range of domestic and international flights, including connections across Europe, North America and the Middle East. This combination of road, rail and air links ensures the property remains both private and well connect

This combination of privacy, accessibility and attractive surroundings makes Old Greenlaw a particularly appealing location for those seeking a country house in an unspoilt but well connected part of the Scottish Borders.



GENERAL REMARKS

Viewings: Strictly by appointment with Knight Frank – 01890 230445

Directions: What3Words: ///adapt.inherit.readings

Postcode: TD10 6UP

Services: Old Greenlaw - Oil fired boiler for heating and hot water, mains water, private drainage to a septic tank, with the family bathroom heated via a separate immersion heater.

The Cottage - Gas (LPG) fired heating and hot water, mains water, drainage to a septic tank.

Local Authority & tax band: Scottish Borders Council – Old Greenlaw - Tax Band G. The Lodge – Tax Band D.

Fixtures & Fittings: No items are included unless specifically mentioned in these particulars.

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 masts, pylons, 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 will 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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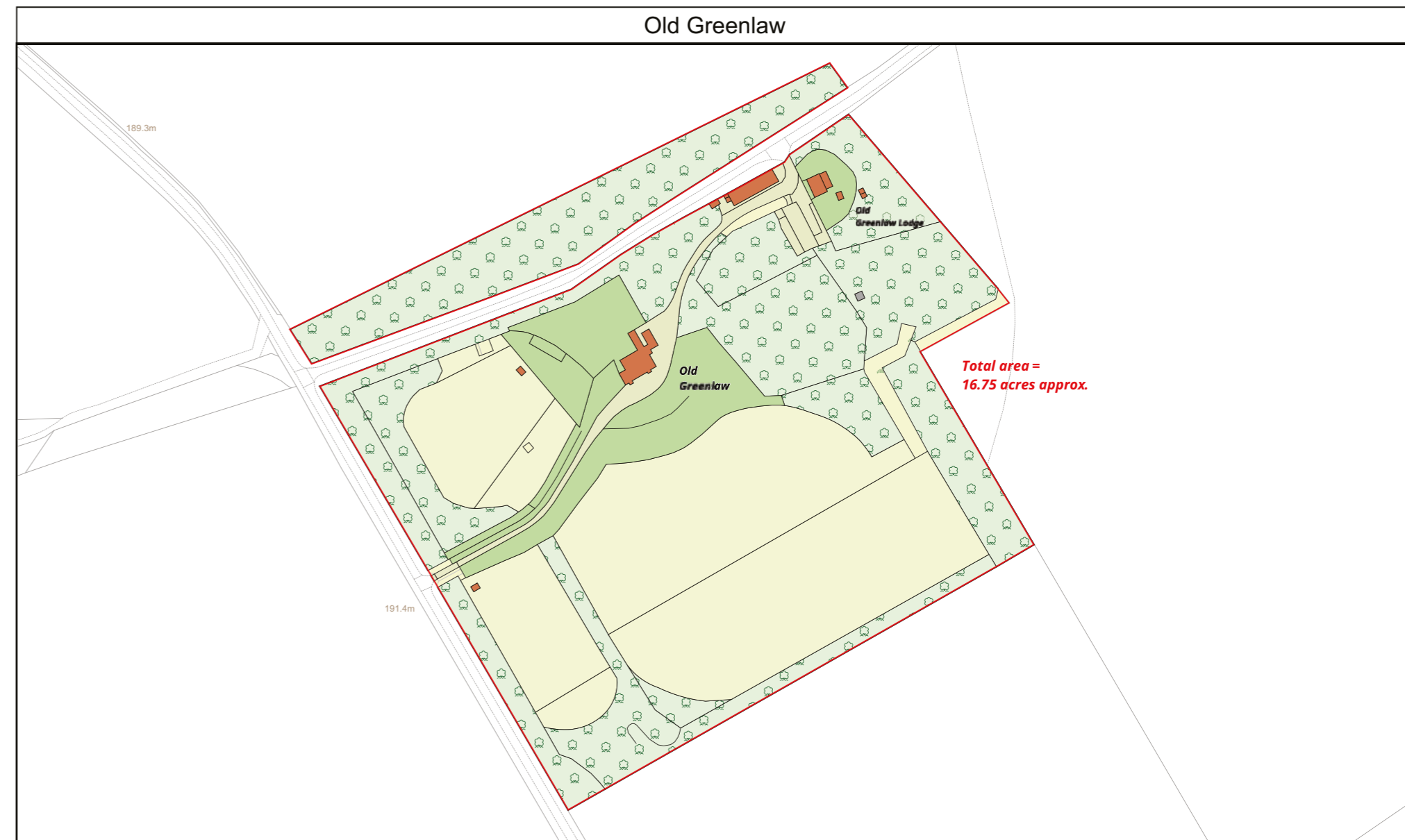
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