



# HYNDBERRY

Westruther, Berwickshire



SET WITHIN OPEN BORDER COUNTRYSIDE AND  
ENJOYING FAR REACHING VIEWS ACROSS  
ROLLING FARMLAND, HYNDBERRY IS A MOST  
ACCOMPLISHED COUNTRY HOUSE

Offering a rare combination of architectural quality, thoughtfully  
designed grounds and extensive equestrian facilities, extending to around 13 acres.

**Summary of accommodation**

Five bedrooms | Two reception rooms | Four bathrooms

Double garage | Stables | Floodlit manège | Gardens | Paddocks

**In all about 13 acres**

**Distances:** Lauder 8 miles, Melrose 20 miles, Edinburgh 35 miles

(All distances are approximate)

# DESCRIPTION

Hyndberry sits attractively within its setting, approached by a sweeping drive and framed by established planting, with the surrounding landscape forming a striking and private backdrop. The layout of house, gardens and equestrian facilities is particularly well considered, creating both visual balance and day to day practicality.

Internally, the house is defined by light, proportion and craftsmanship. Exposed oak beams and natural materials run throughout the principal rooms, paired with generous glazing which draws in the surrounding landscape and gives a strong connection to the gardens.

The principal sitting room is an impressive yet welcoming space, centred around a substantial stone fireplace with wood burning stove and arranged to have distinct sitting and dining areas. The arrangement is ideal for entertaining and allows for both formal and informal living, with direct access to the terraces and garden beyond.

The kitchen and dining room forms a second focal point of the house. With a vaulted ceiling, exposed structure and a further stove within a stone surround, it provides a sociable and highly functional space suited to everyday living as well as entertaining. A mezzanine study above introduces architectural interest while offering a practical workspace overlooking the room below.

The bedroom accommodation is well arranged and flexible. The principal bedroom suite benefits from an en suite shower room, with further well proportioned double bedrooms and additional accommodation capable of use as guest rooms or study space. Each room enjoys an open outlook and a consistent sense of light and space.

The property has been significantly improved by the current owners, with a focus on energy efficiency and long term resilience. These enhancements include the installation of a ground source heat pump and solar panels, a new septic tank and soakaway, together with a generator and a water reservoir providing several days of independent supply.





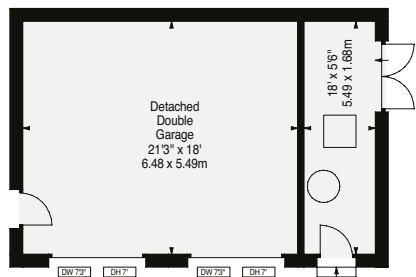
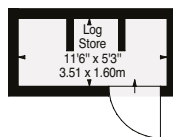




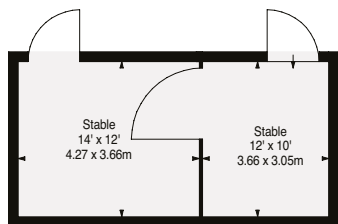
- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



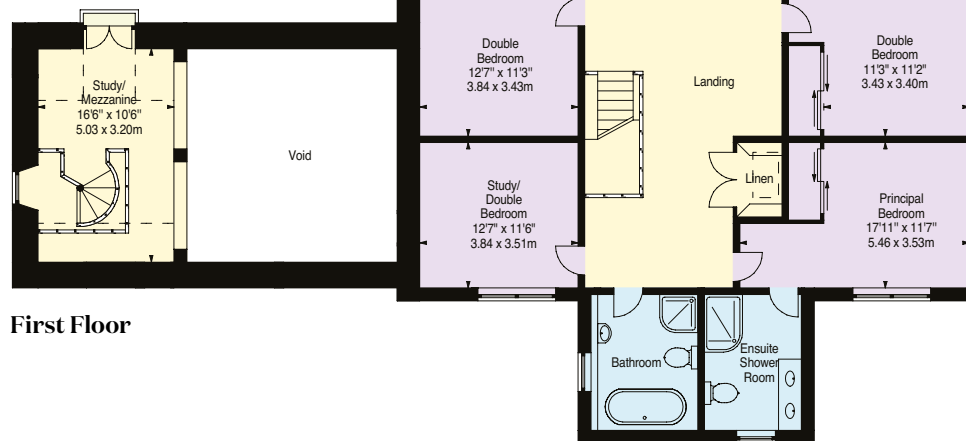
**Ground Floor**



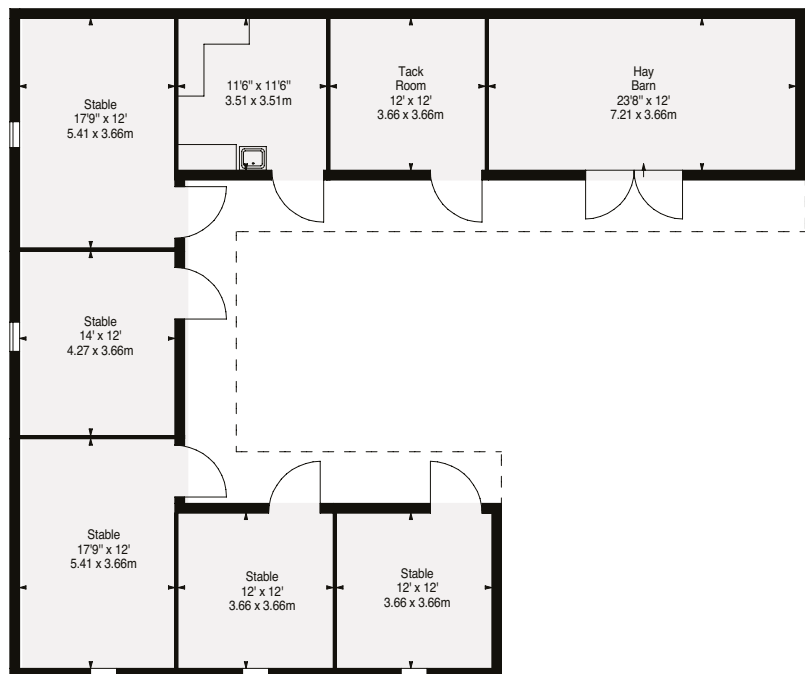
**Ground Floor**



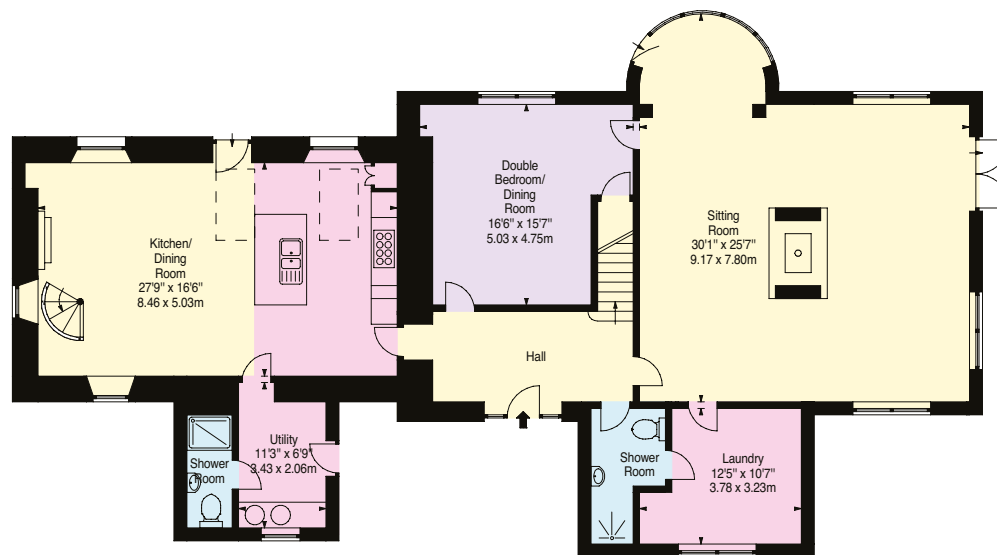
**Ground Floor**



**First Floor**



**Ground Floor**



**Ground Floor**

Approximate Gross Internal Area  
 3247 Sq Ft - 301.65 Sq M  
 Outbuildings: 2302 Sq Ft - 213.86 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.



# GARDENS AND GROUNDS

The gardens and grounds are a defining feature of Hyndberry. Designed by Greenweaver, the immediate setting around the house combines structured planting with well positioned terraces and seating areas, creating sheltered spaces for outdoor dining and enjoyment.

Beyond the gardens, the land opens into a mix of paddocks and woodland. The woodland has been comprehensively replanted and includes a walk and ride track that allows for easy access and usability throughout the year.

The property extends to approximately 13 acres in total.





# EQUESTRIAN FACILITIES AND OUTBUILDINGS

Hyndberry offers an excellent range of equestrian facilities, arranged with practicality in mind. These include multiple stables, a tack room, hay barn and a well maintained 20m x 60m floodlit manège.

The paddocks have been significantly improved with drainage works, stone clearance, fencing and upgraded gateways, creating a well functioning and manageable setup. A field shelter with hard standing further enhances usability.

Additional outbuildings include a detached double garage with electrically operated doors, together with a log store and further ancillary storage.

## LOCATION

Hyndberry is situated near the village of Westruther in the Scottish Borders, an area known for its attractive rolling countryside and strong sense of rural community, while remaining accessible to larger towns and Edinburgh.

Westruther itself has a welcoming and active community, centred around its village hall and The Old Thistle Inn, a charming local pub which serves food and provides a popular and convivial meeting point. A wider range of day to day amenities can be found in nearby towns. Lauder, approximately 8 miles away, provides a range of local shops, cafés, a Co op supermarket and other everyday services.

Melrose, around 20 miles away, is particularly well regarded, offering a good selection of independent shops, restaurants and cultural attractions, alongside a strong sense of community and access to the wider Borders countryside.





Galashiels, approximately 20 miles, provides a more extensive range of amenities including major supermarkets, retail outlets, banking and leisure facilities, together with rail services connecting directly to Edinburgh via the Borders Railway.

Edinburgh lies approximately 35 miles to the north and is readily accessible by car in under an hour, offering a comprehensive range of cultural, educational and commercial facilities, together with an international airport.

Transport links are good for a rural location. The A68 provides a direct route north to Edinburgh and south to the wider road network, while rail services from Tweedbank offer regular connections to the capital. Mainline rail services are also available from Edinburgh and Berwick upon Tweed, and Edinburgh Airport provides a wide range of domestic and international flights.

Schooling in the area is well regarded. Local primary schooling is available nearby, with secondary education at Earlston High School. A number of respected independent schools are within reach, including St Mary's School in Melrose, Longridge Towers near Berwick upon Tweed, and a wide selection of schools in Edinburgh.

The Scottish Borders is renowned for its outdoor pursuits. The surrounding countryside offers excellent opportunities for riding, walking and cycling, supported by a network of quiet country roads and tracks. Field sports are widely available, and there are several golf courses within easy reach including Lauder and The Roxburghe.

The area also benefits from a strong equestrian community, with access to local events and facilities, further enhancing its appeal for those with horses.



# GENERAL REMARKS

**Services:** Mains electricity and water. Private drainage to a septic tank. Ground source central heating and solar panels (services not tested).

**Local Authority:** Scottish Borders Council

**Council Tax Band:** G

**EPC Rating:** B

**Tenure:** Freehold

**Viewings:** Strictly by appointment with Knight Frank.

## Directions

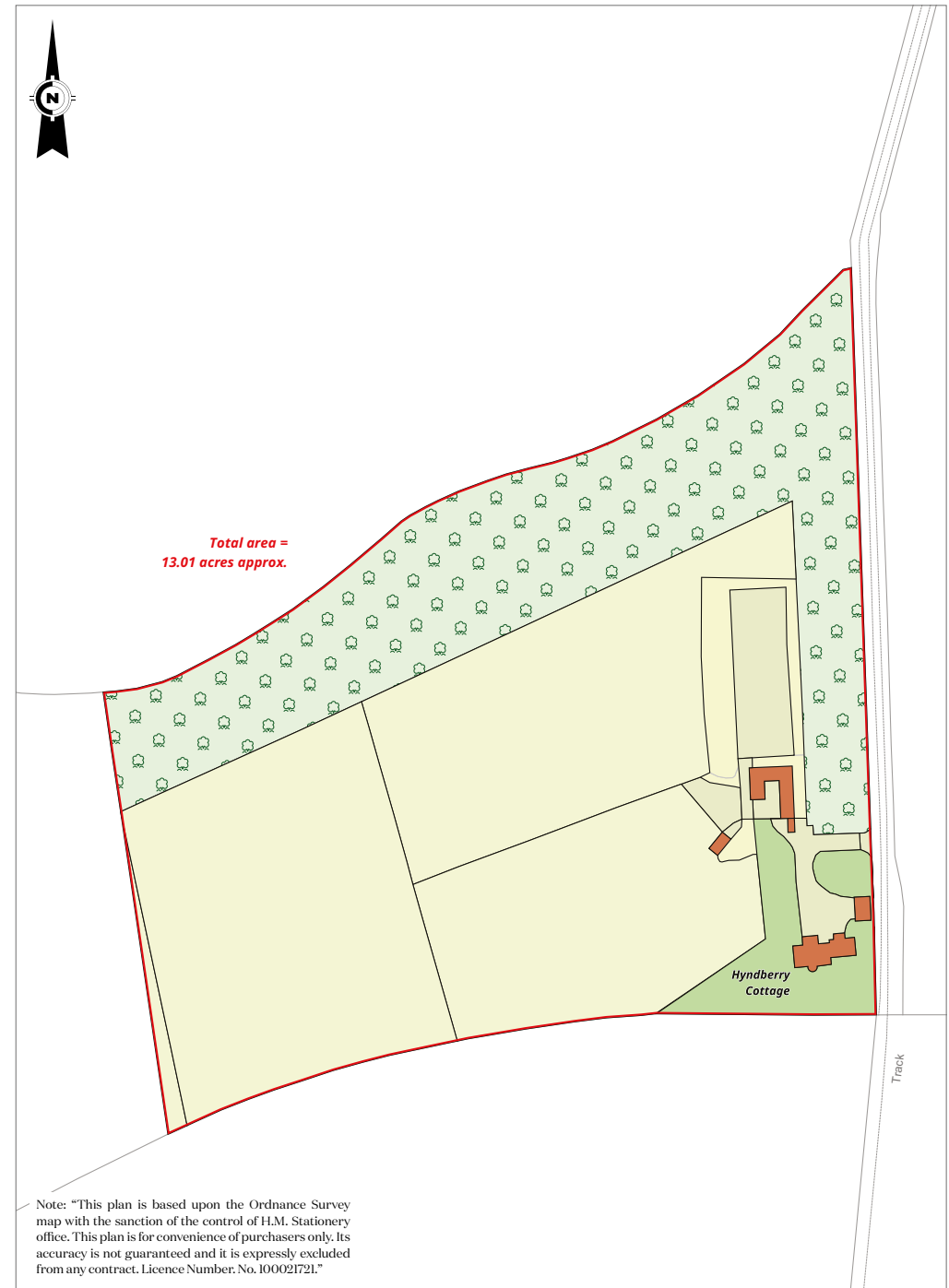
**Postcode:** TD3 6NL | **What3Words:** ///bonkers.remains.treatable

**Fixtures & Fittings:** All items known as fixtures and fittings are specifically excluded from the sale, but 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 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.





I would be delighted  
to tell you more.

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