



Goshielaw, Belmont - TD5 7QY

Offers Over £995,000

PATON & CO
ESTATE AGENTS



Goshielaw

Belmont, Kelso

Goshielaw is a striking modern family home offering a wonderful opportunity for those looking for a property with equestrian facilities.

- Generous Family Home
- Peaceful Rural Location Within Easy Access of Kelso
- Equestrian Facilities
- 11 Acres of Grounds
- Modern Home with Timeless Features

ACCOMMODATION COMPRISES

Ground Floor; Entrance Vestibule, Cloakroom W/C, Dining Hall, Lounge, Garden Room, Breakfasting Kitchen, Family Snug, Rear Hall, Boot Room, Office, Utility Room, Cloakroom W/C, Integral Stair to Bedroom/Hobby Room.

First Floor; Gallery Landing, Principal Suite with Walk-in Wardrobes & Ensuite Bathroom, Second Ensuite Bedroom, Three Further Bedrooms and Family Bathroom.

Garden & Grounds - Integral Double Garage with Office Space Above, Large Barn with Stables and Kennels, Workshop, Greenhouse, Raised Beds, Woodland, Paddocks, Mature Garden Grounds, Patio Terrace.



Property Description

Goshielaw is a striking modern family home set within approximately 11 acres of grounds on the outskirts of Kelso, offering a rare combination of contemporary living, privacy and panoramic views across the Tweed Valley to the Cheviot Hills. Built by the highly regarded John Laidlaw and Sons of Jedburgh, the property provides generous living spaces, high-quality finishes and versatile facilities ideal for family life, equestrian pursuits or smallholding ventures. Previously, the property was successfully run as a luxury boarding kennels, highlighting its potential for commercial as well as private use, all within a short 10-minute drive of Kelso and with excellent access to Edinburgh and Berwick-upon-Tweed.

Approached via a sweeping driveway and elegant pillared entrance, the home opens into a welcoming reception hall with cloakroom/WC. The dining hall features oak flooring and a bay window framing open views across the gardens and paddocks towards Hume Castle. A formal drawing room with a south-facing bay window, ornate cornicing and a feature stone fireplace with woodburning stove flows seamlessly into a bright garden room with double doors, perfect for year-round use.

The generous kitchen is fitted with a central island, breakfasting area and a range cooker, opening onto a sunken family snug with doors to the rear patio. A rear hallway provides access to a home office, boot room, utility, additional cloakroom/WC and an integral double garage, with a staircase leading to a sixth bedroom or study.

Upstairs, an impressive galleried landing with an elegant seating area enjoys far-reaching views and leads to the luxurious principal suite, featuring a Juliet balcony, walk-in wardrobes and a large en-suite with a bath and shower. Four further generously proportioned double bedrooms, including a guest en-suite, are complemented by a sleek family bathroom, while abundant storage throughout ensures effortless, well-organised family living.





Garden & Grounds

The grounds are beautifully landscaped, with woodland, a pond and paddocks to the rear and across the road, all enjoying outstanding views over the Borders countryside. Outbuildings include a large workshop and a substantial barn with four generous stables featuring hatches that allow the horses to look out towards the house.

The barn also incorporates a tack room, hay store and multiple internal and external kennels. Planning permission was granted in 2023 for a 20m x 40m outdoor equestrian arena, with details available via the Scottish Borders Council public access planning portal (please note this may have lapsed by the time of purchase).

Additionally, the property offers a well-established kitchen garden with raised beds, a large greenhouse and a chicken run, making it ideal for those seeking a rural lifestyle with superb equestrian and smallholding facilities.

DISTANCES

Kelso 5 Miles, Coldstream 11 Miles, Melrose 16 miles, St Boswells 11 miles, Tweedbank Train Station 17 miles, Berwick upon Tweed Train Station 22 Miles, Edinburgh By-Pass 42 Miles, Newcastle 72 Miles. (All distances are approximate).











Area Insights

Goshielaw occupies an elevated position in the heart of the Scottish Borders, set within an idyllic rural landscape and enjoying far-reaching southerly views. The property is situated approximately five miles north of the historic market town of Kelso, an area widely regarded as one of the most picturesque parts of the Borders. Kelso is renowned for its cobbled streets and historic landmarks, including Kelso Abbey and the magnificent Floors Castle.

The surrounding region is rich in heritage, with a number of notable country houses easily accessible, such as Floors, Bowhill, Paxton, Manderston, Mellerstain and Abbotsford. The town offers an excellent range of amenities, including a strong selection of independent retailers, a vibrant café culture, and a variety of popular bars and restaurants. Leisure facilities in Kelso include the family-friendly Kelso Racecourse, a swimming pool, fitness centre, an active curling club, and two excellent golf courses: Kelso Golf Club and the championship course at the Schloss Roxburghe Hotel.

Kelso also hosts a lively events calendar, featuring the renowned Border Union Agricultural Show, the Borders Art Fair, and a programme of concerts and theatre productions held at Floors Castle. There are good schooling options nearby, including the well-regarded Ednam Primary School and Kelso High School. Private education is available at St Mary's School in Melrose and Longridge Towers School near Berwick-upon-Tweed.

The attractive town of Coldstream lies close to Goshielaw and is steeped in Scottish character. It is famously home to the Coldstream Guards, one of the oldest regiments in the British Army. Coldstream also benefits from a thriving arts scene and local attractions such as the Hirsell Estate, with its farm shop and café and the Coldstream Museum. The surrounding countryside offers easy access to the stunning coastline around Berwick-upon-Tweed, St Abbs and Coldingham, as well as the Northumberland National Park, St Cuthbert's Way and the Cheviot Hills. The historic towns of Melrose and Jedburgh are also readily accessible.



Despite its peaceful and private rural setting, Goshielaw benefits from excellent transport links. The nearby A697 provides convenient access to Edinburgh, Newcastle and Berwick-upon-Tweed. Tweedbank railway station offers a direct service to Edinburgh Waverley, while Berwick-upon-Tweed provides mainline rail services to London King's Cross in approximately three and a half hours.

General Remarks

Services

Mains electricity and water. Private drainage. Oil fired central heating. Under floor heating throughout the lower level and ensembles. Solar panels with a further 10 years to run on the Feed in Tariff scheme contract. Fibre broadband services are available.

Fixtures and Fittings

All fitted carpets, curtain poles, blinds, light fittings and integrated appliances form part of the sale.

Additional items are available via separate negotiation.

Listing and Conservation

Goshielaw is not listed nor does it lie within a conservation area.

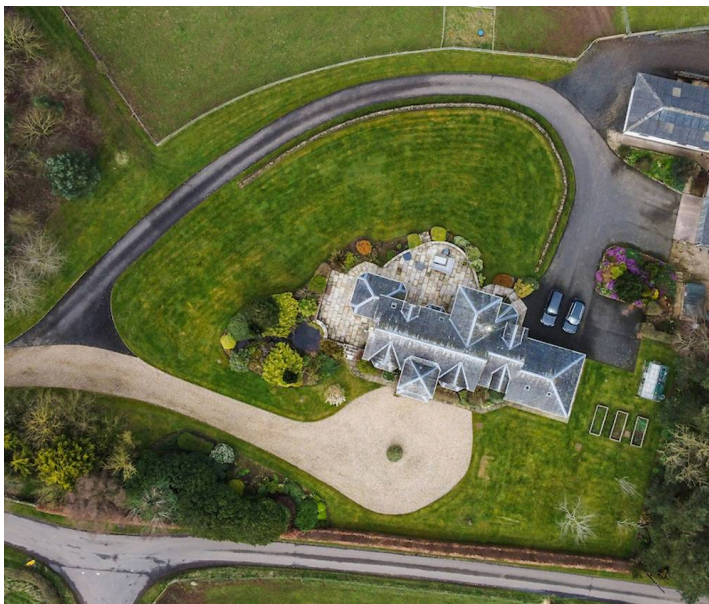
Planning Permission

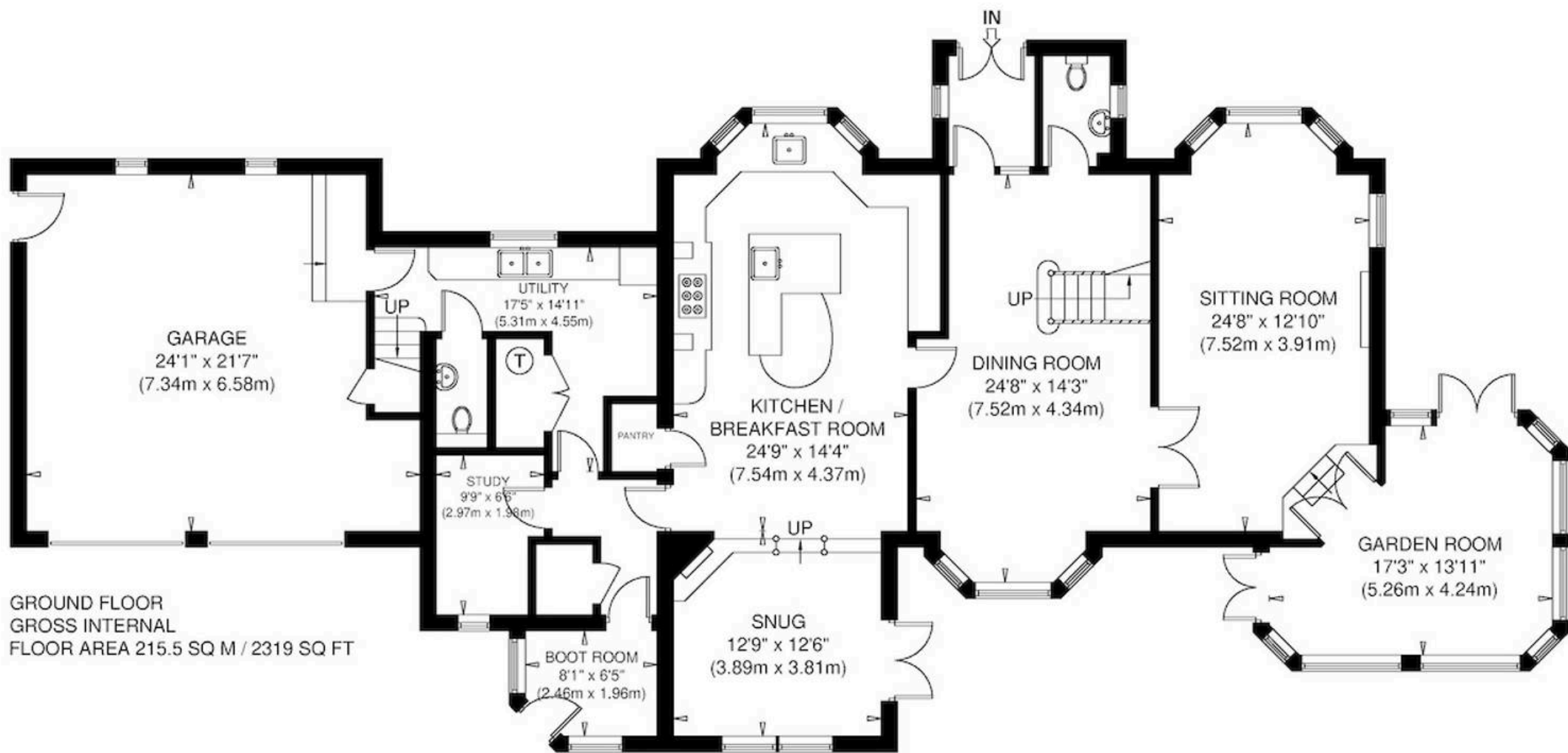
Planning permission was granted in 2023 for the construction of a 20m x 40m outdoor equestrian arena. Further details are available via the Scottish Borders Council public access planning portal. Please note that this permission may have lapsed by the time of purchase.

Council Tax band: G


Tenure: Freehold

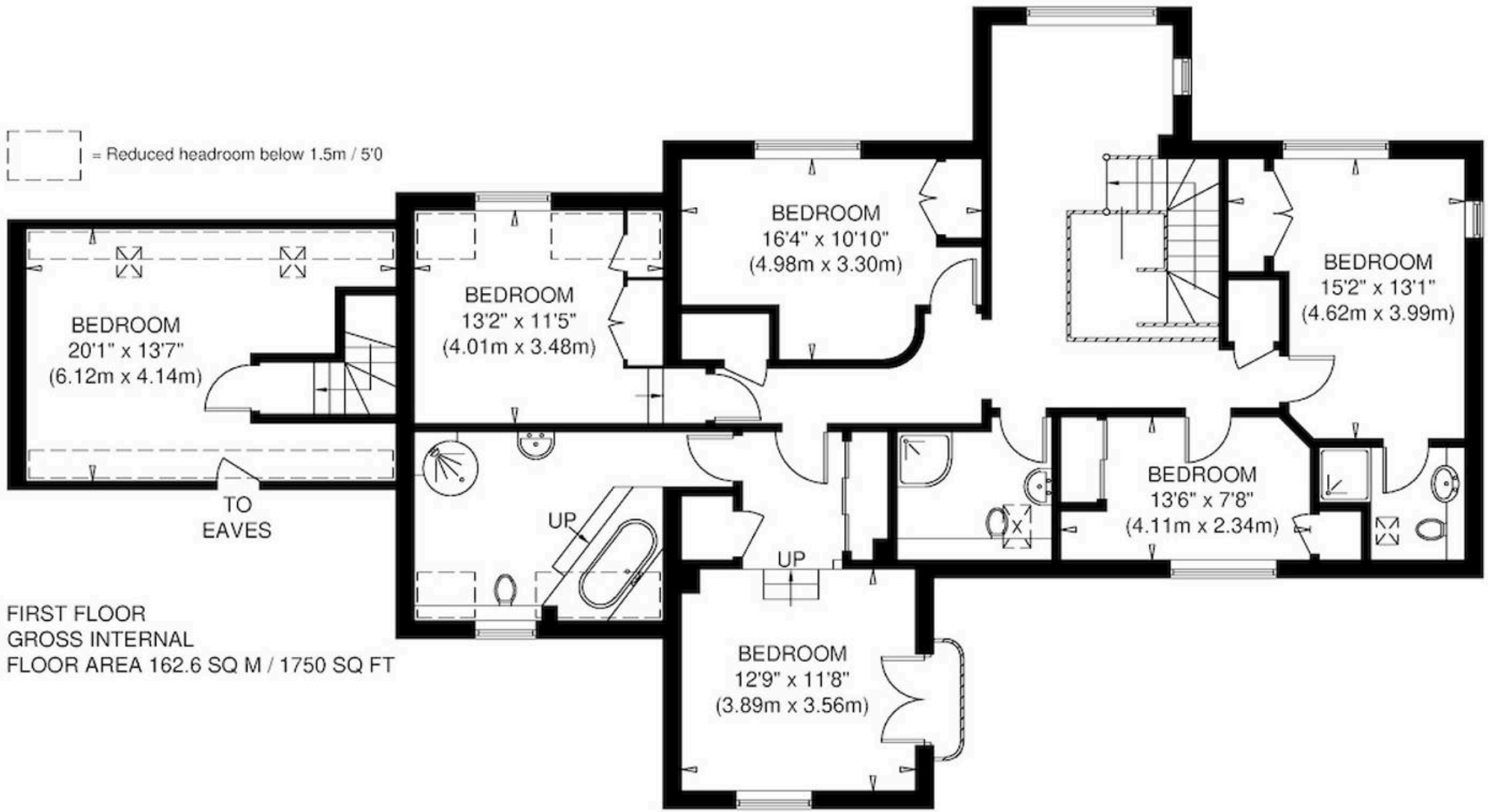
EPC Energy Efficiency Rating: B



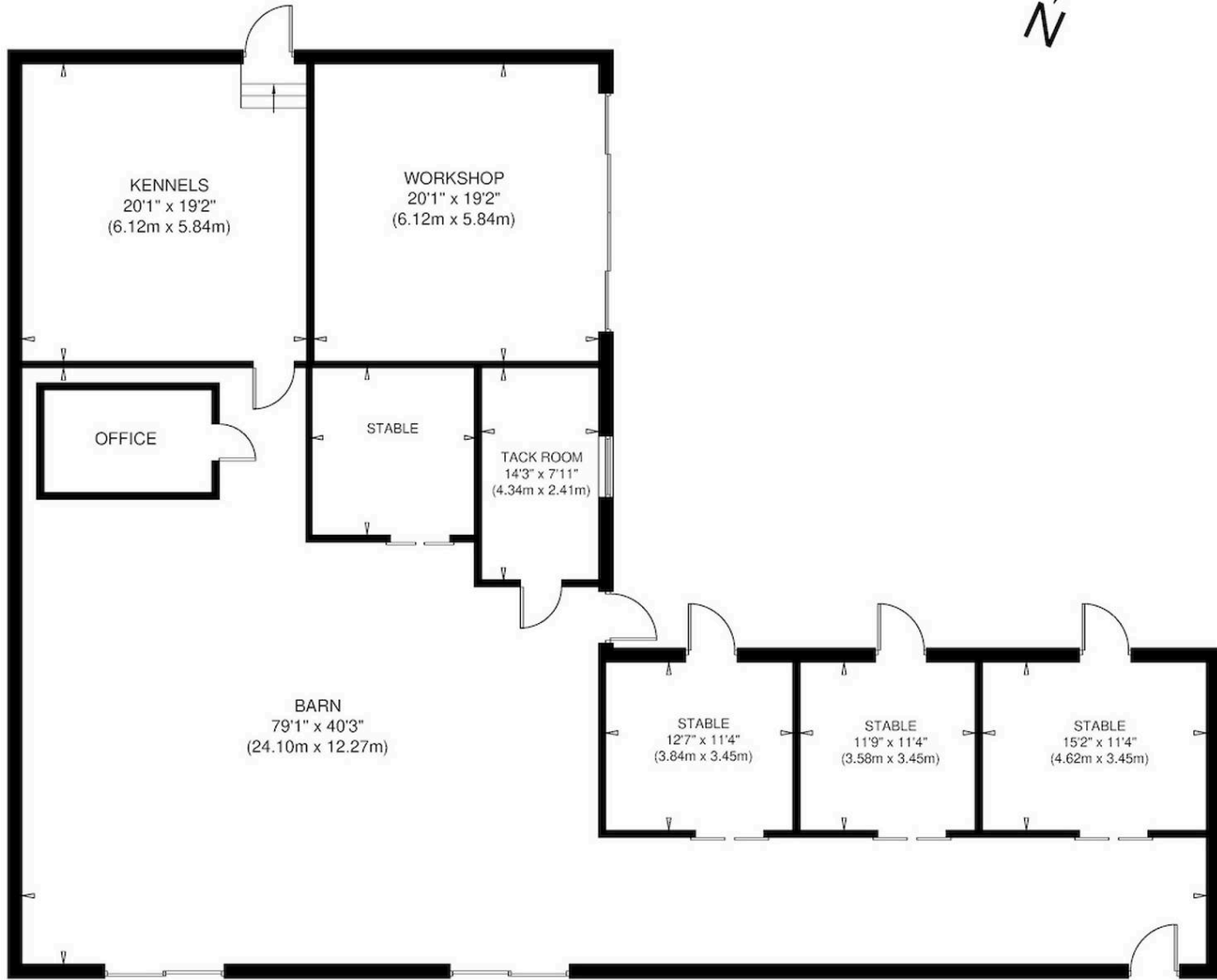


GROUND FLOOR
 GROSS INTERNAL
 FLOOR AREA 215.5 SQ M / 2319 SQ FT

 = Reduced headroom below 1.5m / 5'0



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 162.6 SQ M / 1750 SQ FT



OUTBUILDING
GROSS INTERNAL
FLOOR AREA 296.7 SQ M / 3193 SQ FT







Compliance

All successful bidders will be subject to third party proof of funding and AML (Anti Money Laundering) checks. These checks will consist of proof of address, proof of ID and proof of how the purchase is being funded. Please note there will be a charge of £25 + VAT £30 total per individual. To find out how we process Personal Data, please refer to our privacy policy: <https://www.patonandco.com/privacy-policy/>

Misrepresentations

1. The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor Paton & Co, the selling agent, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent. 2. The Purchaser(s) shall be deemed to acknowledge that he/she has not entered into contract in reliance on the said statements, that he/she has satisfied himself as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property. 3. Any error, omission, or misstatement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.

Important Notice

Paton & Co, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either in writing or by word of mouth. Any information given is entirely without responsibility on the part of the agents or the sellers. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and it should not be assumed that the property remains as photographed. Any error, omission or misstatement shall not annul the sale, or entitle any party to compensation or recourse to action at law. It should not be assumed that the property has all necessary planning, building regulation or other consents, including for its current use. Paton & Co have not tested any services, equipment, or facilities. Purchasers must satisfy themselves by inspection or otherwise and ought to seek their own professional advice. 3. All descriptions or references to condition are given in good faith only. Whilst every endeavour is made to ensure accuracy, please check with us on any points of especial importance to you, especially if intending to travel some distance. No responsibility can be accepted for expenses incurred in inspecting properties which have been sold or withdrawn. 4. 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 or not referred to above. 5. These particulars and plan are believed to be correct, but they are in no way guaranteed. Any error, omission or misstatement shall not annul the sale or entitle any party to compensation nor in any circumstances give grounds for action at law. 6. Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. 7. Paton & Co Estate Agents LLP does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let, or withdrawn.



Paton & Co

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