

Cakemuir, Nenthorn - TD5 7RY

PATON & CO

SALES | LETTINGS | RURAL



Cakemuir

Kelso

Cakemuir is an impressive country residence set within beautiful mature grounds near Kelso, offering elegant family living alongside equestrian facilities, extensive outbuildings & a successful holiday cottage.

- Impressive Country Residence
- Successful Holiday Cottage
- Extensive Equestrian Facilities
- Approx 7.5 Acres in Total
- Beautiful Mature Gardens
- Peaceful Rural Setting Near Kelso









Property Description

Cakemuir is a handsome and substantial country residence dating from the mid-1800s, set within beautifully established grounds near the peaceful hamlet of Nenthorn, offering an exceptional lifestyle opportunity in the heart of the Scottish Borders. Formerly a manse, the property combines elegant period proportions with versatile ancillary accommodation and impressive equestrian facilities. It enjoys a private setting while remaining within easy reach of Kelso and excellent transport links to Edinburgh and beyond.

Approached via a private gated gravel driveway, the property immediately impresses with its attractive setting, mature gardens and far-reaching rural views. Internally, the accommodation is generous and adaptable, ideally suited to modern family living and entertaining.

The entrance hall leads to the principal reception rooms. The sitting room provides a comfortable family space, featuring a wood-burning stove set between built-in storage cupboards, while dual-aspect windows flood the room with natural light and enjoy views over the gardens. The formal drawing room is centred around a grand open fireplace and enhanced by large windows overlooking the grounds, creating an excellent setting for entertaining. A separate dining room provides an ideal space for family gatherings and dinner parties.

The breakfasting kitchen forms the heart of the home, fitted with a central island and ample space for informal dining. Adjoining the kitchen are two pantry areas, including a large walk-in pantry with extensive built-in storage and a further pantry/larder with space for a freestanding fridge freezer. A useful boot room/utility and shower room add practicality, while the ground floor accommodation is completed by an office with access to a WC.

A sweeping staircase with a striking feature window rises to the first floor, where the bedroom accommodation is arranged around a bright landing. The principal bedroom benefits from fitted wardrobes, while three further double bedrooms also enjoy built-in storage. An additional bedroom currently serves as a nursery or guest room. A family bathroom, separate shower room and linen cupboard complete the upper accommodation.









Grooms Cottage

Positioned to the rear of the main house is Grooms Cottage, a charming semi-detached cottage currently operated as a successful holiday let, offering excellent income potential or equally suitable as guest accommodation or multi-generational living. The accommodation comprises an open plan sitting/dining room and fitted kitchen, office, shower room and two bedrooms on the upper level, alongside an extensive adjoining garage/workshop space.

Garden & Grounds

Externally, the grounds at Cakemuir are around 7.5 acres all together and are a particular highlight of the property. A walled garden provides extensive lawns bordered by mature shrubbery, cairn, colourful flower beds and attractive planting, while various patio areas, one featuring a pergola and another with a hot tub, offer ideal spaces for outdoor dining and entertaining. The gardens also incorporate a wildflower meadow, garden shed and a variety of established borders creating interest and colour throughout the seasons. The property further benefits from two double garages.

Beyond the formal gardens, Cakemuir is exceptionally well equipped for equestrian or lifestyle use, with six fenced grass paddocks extending to the west of the property, a substantial barn with an equestrian solarium, stable block and arena, providing excellent facilities for those with equestrian interests or smallholding ambitions.

Cakemuir represents a rare opportunity to acquire a distinguished Borders home with flexible accommodation, established holiday let income and outstanding outdoor facilities, all within a picturesque and highly accessible rural setting.

Accommodation Comprises

Cakemuir

Ground Floor:- Entrance Hallway, Sitting Room, Drawing Room, Dining Room, Breakfasting Kitchen, Walk-in Pantry, Pantry/Larder, Boot Room/Utility, Shower Room, Office and W/C.

First Floor; Landing, Principal Bedroom with Fitted Wardrobes, Four Further Double Bedrooms (three with Built-in Wardrobes), Family Bathroom, Family Shower Room and Linen Cupboard.

Grooms Cottage

Open Plan Sitting/Dining Room/Fitted Kitchen, Office, Shower Room, Two Bedrooms and Extensive Garage/Workshop Space.

Garden & Grounds

Private Gated Driveway, Walled Garden, Extensive Lawns, Patio Areas, Hot Tub, Wildflower Meadow, Shrubbery, Flower Beds, Attractive Borders, Garden Shed, Two Double Garages, Five Fenced Grass Paddocks, Large Barn, Horse Arena and Stable Block.

Distances

Kelso 4 miles, Gordon 5 miles, Greenlaw 9 miles, Melrose 14 miles, Berwick Upon Tweed 30 miles, Edinburgh 40 miles, Newcastle Upon Tyne 72 miles (all mileage is approximate).

Listing & Conservation

Paton & Co have checked Historic Buildings Scotland for information and was not able to see any listed building history. However, the vendor has advised the chimneys at Cakemuir are listed only. The property does not fall within a conservation area.





General Remarks

What3words

https://w3w.co/redefined.swells.imply

Tenure

Freehold

Council Tax

Band G

Energy Efficiency Rating

Rated D (60)

Local Authority

Scottish Council

Fixtures and Fittings

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

Hot tub included in sale.

Services

Oil Central Heating

Mains Water and Electric

Drainage- Private Septic Tank

Solar Panels

Fibre broadband services available





















Area Insights

Cakemuir is located near the old parish of Nenthorn, around four miles from the historic market town of Kelso, renowned for its cobbled streets and landmarks including Kelso Abbey and the magnificent Floors Castle.

The surrounding region is rich in heritage, with notable country houses nearby, including Floors, Bowhill, Paxton, Manderston, Mellerstain and Abbotsford.

Kelso offers an excellent range of amenities, including independent retailers, cafés, bars and restaurants. Leisure facilities include Kelso Racecourse, a swimming pool, fitness centre, curling club, and two excellent golf courses: Kelso Golf Club and the championship course at Schloss Roxburghe. The town also hosts a lively events calendar, including the Border Union Agricultural Show, Borders Art Fair, and concerts and theatre productions at Floors Castle.

There are good schooling options nearby, including Ednam Primary School and Kelso High School, while 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 Cakemuir and is famously home to the Coldstream Guards, one of the oldest regiments in the British Army. It also benefits from a thriving arts scene and attractions including the Hirsel Estate and Coldstream Museum.

The surrounding countryside provides easy access to the coastline around Berwick-upon-Tweed, St Abbs and Coldingham, as well as 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 rural setting, Cakemuir enjoys excellent transport links. The nearby A697 provides convenient access to Edinburgh, Newcastle and Berwick-upon-Tweed. Tweedbank railway station offers direct services to Edinburgh Waverley, while Berwick-upon-Tweed provides mainline connections to London King's Cross in around three and a half hours.







Useful Links

Floors Castle - https://www.floorscastle.com/

Scotts of Kelso - https://scottsofkelso.com/

Visit Kelso - https://www.visitkelso.com/

Longridge Towers - https://lts.org.uk

St Mary's School - https://www.stmarysmelrose.org.uk/

Schloss Hotel and Golf - https://schlosshotel-roxburghe.com/en/home

Kelso Golf Course - http://www.kelsogolfclub.co.uk

The Hirsel Estate - https://www.hirselhomestead.co.uk/

Kelso Swimming Pool - https://www.liveborders.org.uk/health/swimming/swimming-pools/kelso-swimming-pool

Kelso Fitness Centre - http://www.abbeyfitness.co.uk

Kelso Medical Centre - https://www.kelsohealthcentre.co.uk

Kelso High School - https://www.kelsohighschool.org.uk

Kelso Rugby Club - https://www.kelsorfc.co.uk

Kelso Races - https://www.kelso-races.co.uk

The Main Street Trading Company - https://www.mainstreetbooks.co.uk

Borders Abbey Way - https://www.walkhighlands.co.uk/borders/borders-abbeys-way.shtml

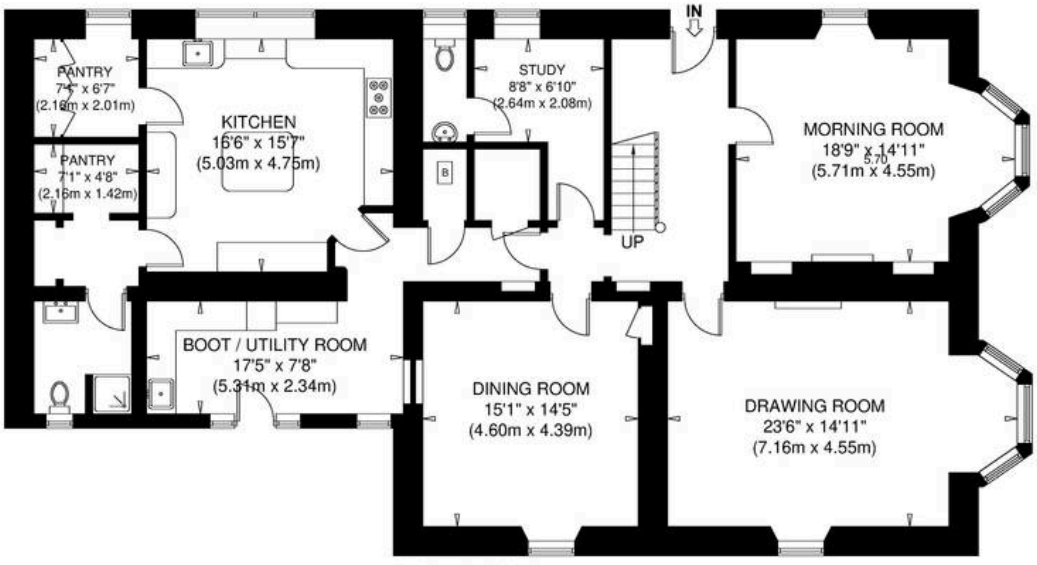




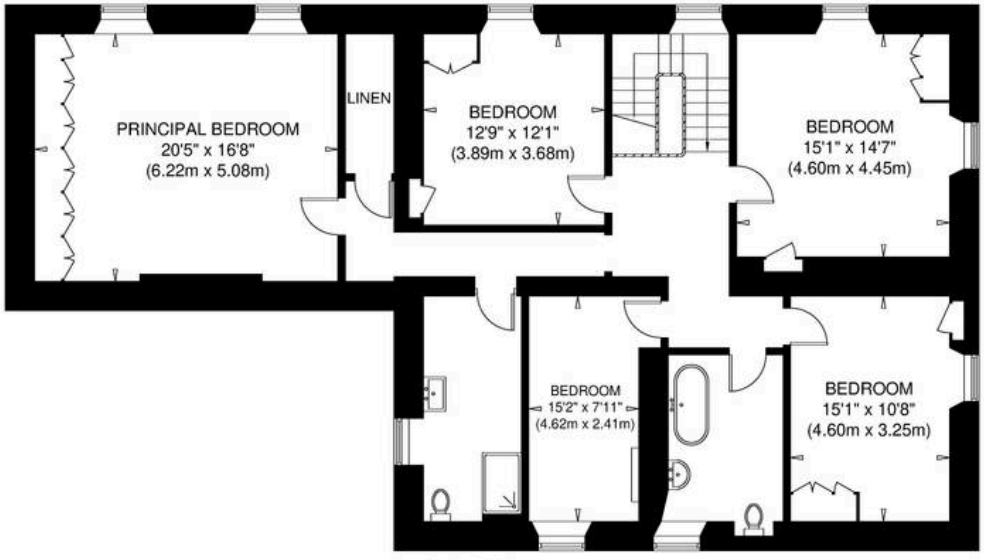





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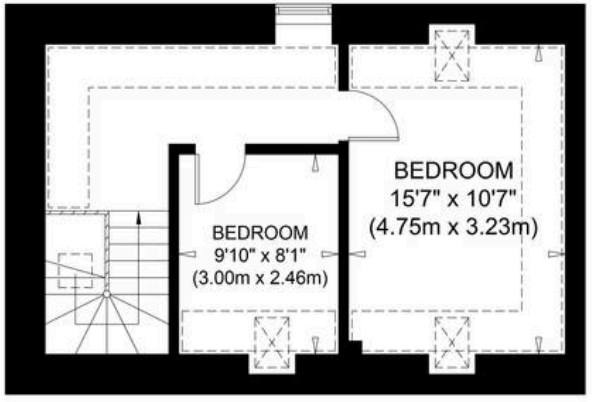
GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 174.8 SQ M / 1881SQ FT



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 149.1 SQ M / 1605 SQ FT

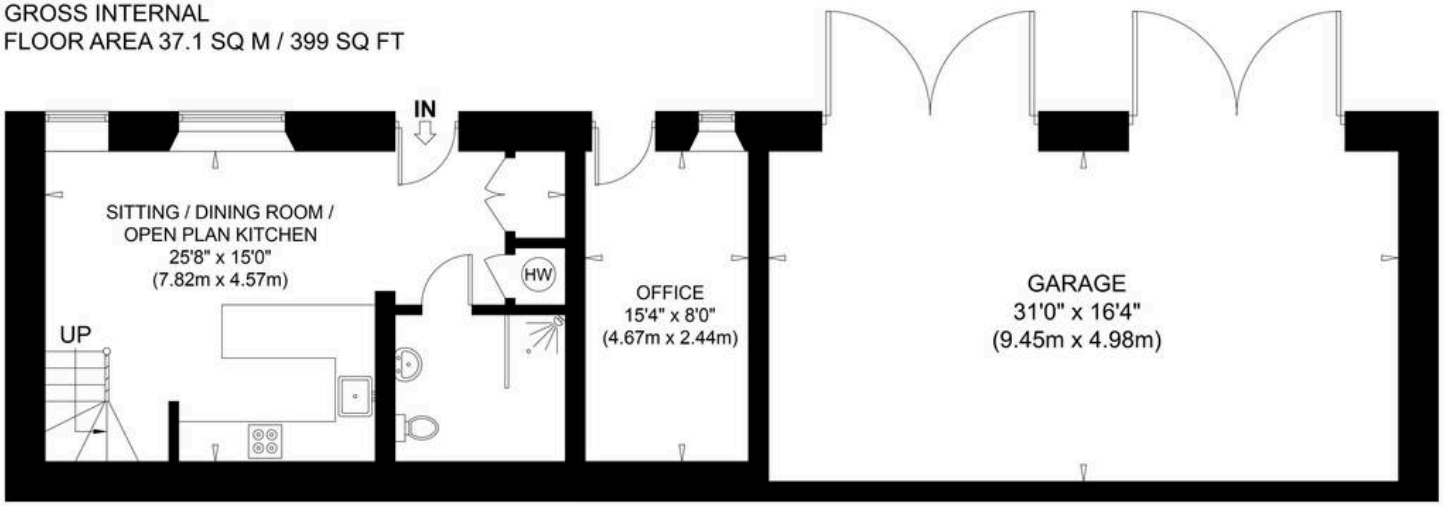
CAKEMUIR
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA = 323.9 SQ M / 3486 SQ FT
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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= Reduced headroom below 1.5m / 5'0





FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 37.1 SQ M / 399 SQ FT



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 36.3 SQ M / 391 SQ FT

OFFICE & GARAGE
GROSS INTERNAL
FLOOR AREA 59.5 SQ M / 640 SQ FT

GROOMS BOTHY, CAKEMUIR
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA = 73.4 SQ M / 790 SQ FT
OFFICE & GARAGE = 59.5 SQ M / 640 SQ FT
TOTAL = 132.9 SQ M / 1430 SQ FT
All measurements and fixtures including doors and windows
are approximate and should be independently verified.
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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 themself 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.

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Paton & Co

Paton & Co LLP, Conduit House - TD15 1TB

01289542400 • enquiries@patonandco.com • www.patonandco.com/

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