



Goshielaw, Belmont - TD5 7QY

Offers Over £895,000

PATON & CO

SALES | LETTINGS | RURAL



Goshielaw

Belmont, Kelso

* £155,000 BELOW HOME REPORT VALUE *

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.





Gardens & 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.

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.

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).







General Remarks

What3words

<https://w3w.co/stupidly.teaches.desiring>

Tenure

Freehold

Council Tax

Band G

Energy Efficiency Rating

Rated B (82)

Local Authority

Scottish Borders Council

Services

Mains electricity and water. Private drainage. Oil fired central heating. Under floor heating throughout the lower level and ensuite. 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.









Area Insights

Goshielaw enjoys an elevated position in the heart of the Scottish Borders, surrounded by idyllic countryside and commanding far-reaching southerly views. The property lies around five miles north of the historic market town of Kelso, one of the Borders' most picturesque destinations, renowned for its cobbled streets, Kelso Abbey and the magnificent Floors Castle.

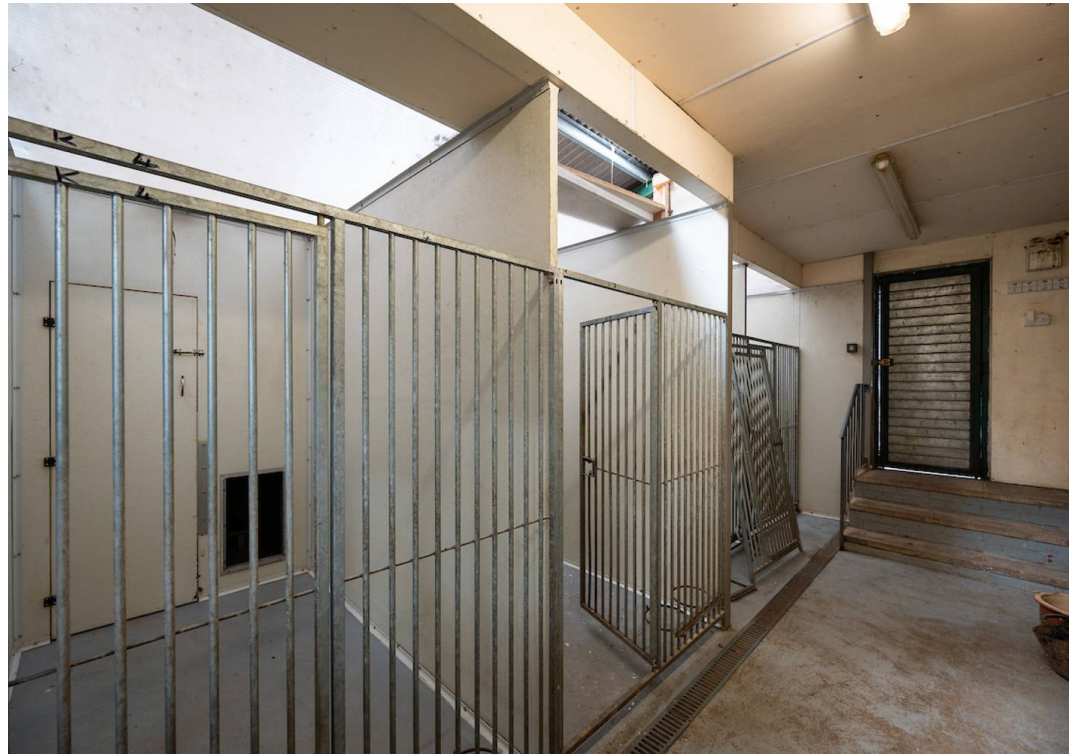
The area is rich in heritage, with notable country houses including Floors, Bowhill, Paxton, Manderston, Mellerstain and Abbotsford all within easy reach. Kelso offers an excellent range of amenities, including independent shops, cafés, bars and restaurants, alongside leisure facilities such as Kelso Racecourse, a swimming pool, fitness centre, curling club, and two highly regarded golf courses.

A lively events calendar includes the Border Union Agricultural Show, Borders Art Fair and concerts at Floors Castle. Schooling is well catered for, with Ednam Primary School and Kelso High School nearby, while private options include St Mary's School in Melrose and Longridge Towers near Berwick-upon-Tweed.

The attractive town of Coldstream is also close by, famous as the home of the Coldstream Guards. Local attractions include the Hirsell Estate, with its farm shop and café, and the Coldstream Museum. The surrounding countryside provides easy access to the Berwickshire coast, Northumberland National Park, St Cuthbert's Way and the Cheviot Hills, while the historic towns of Melrose and Jedburgh are also within easy reach.

Despite its peaceful 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 direct services to Edinburgh Waverley, while Berwick-upon-Tweed provides mainline rail connections to London King's Cross in approximately 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 Hirsell Estate - <https://www.hirsellhomestead.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>

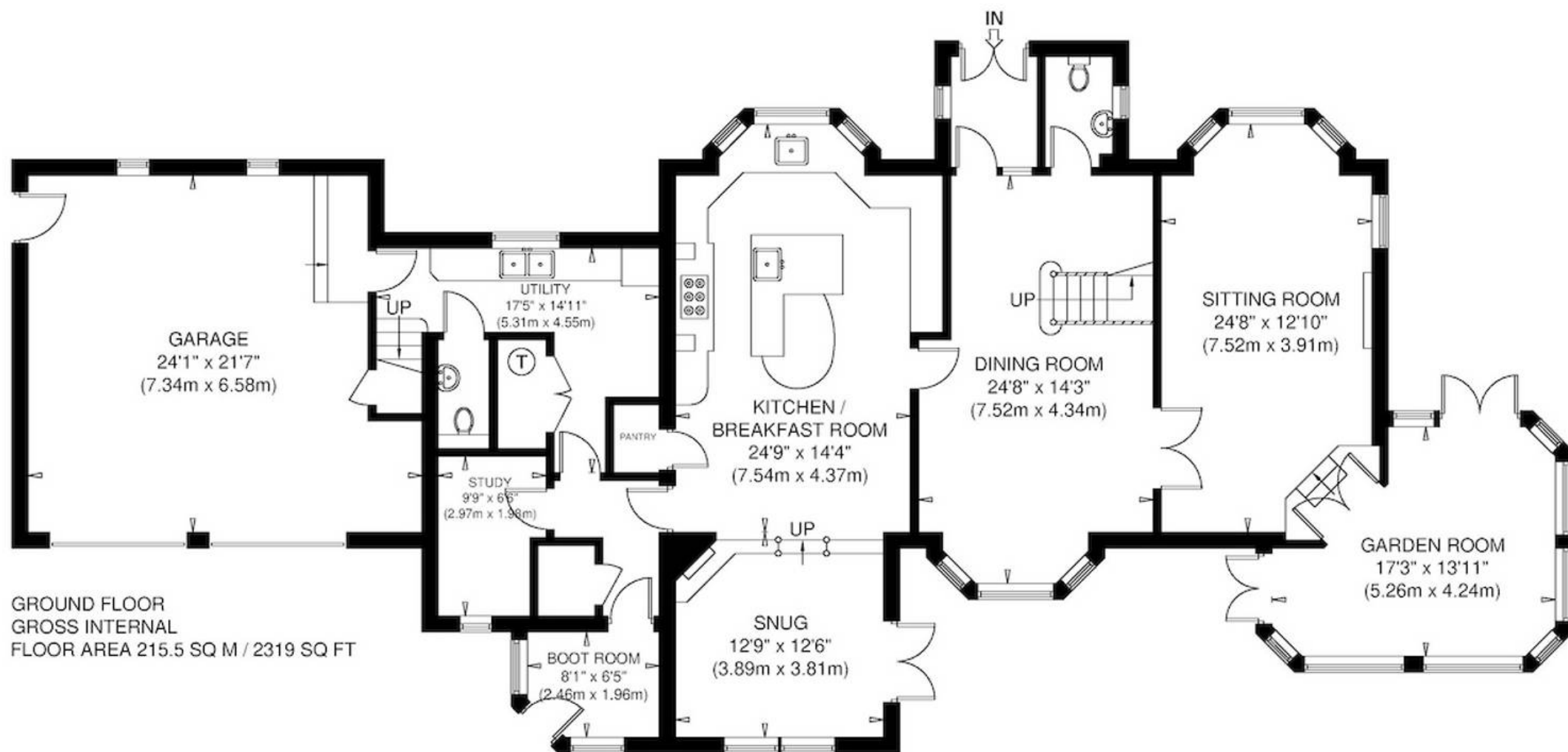
Kelso High School - <https://www.kelsohighschool.org.uk>

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

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

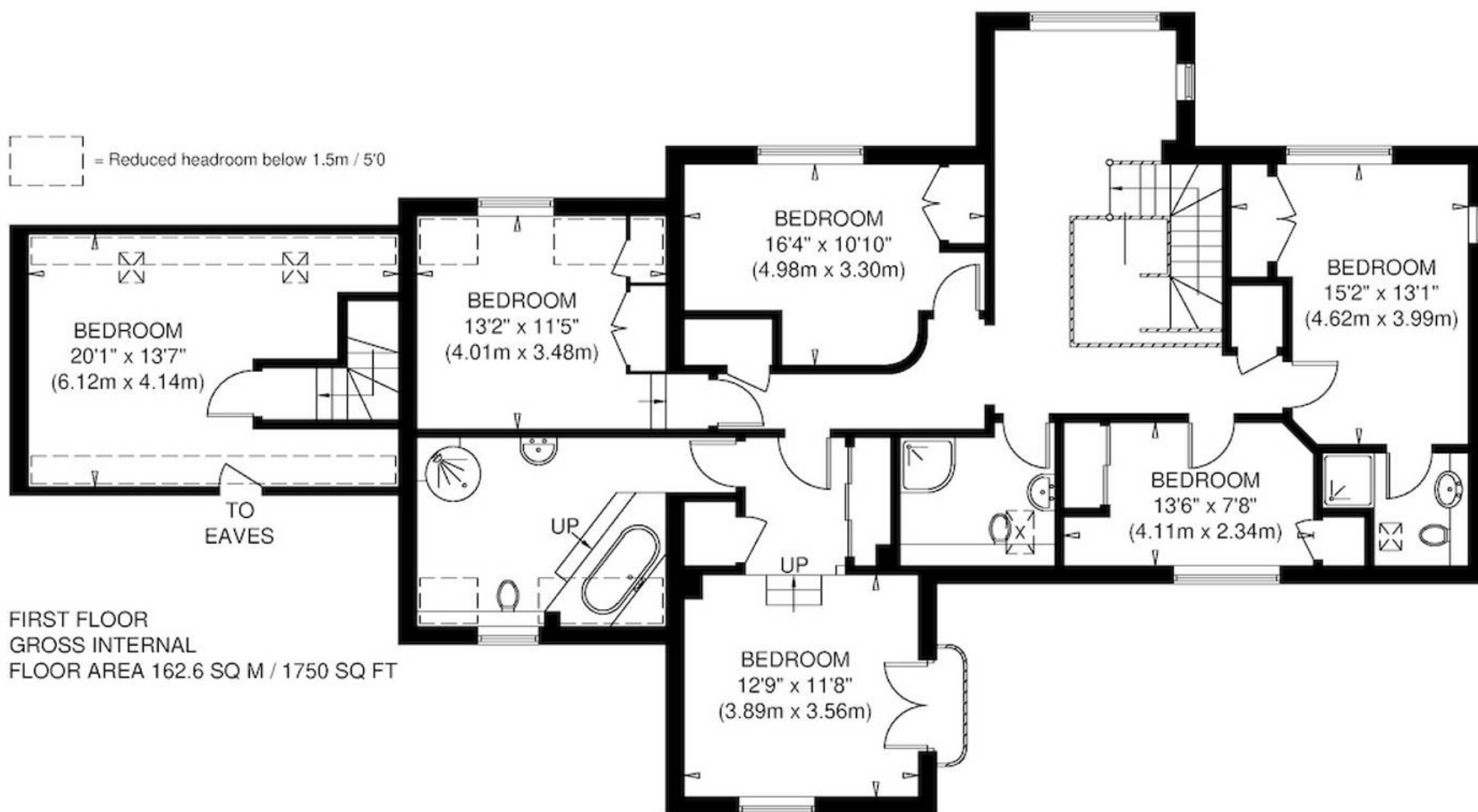
The Main Street Trading Company -
<https://www.mainstreetbooks.co.uk>

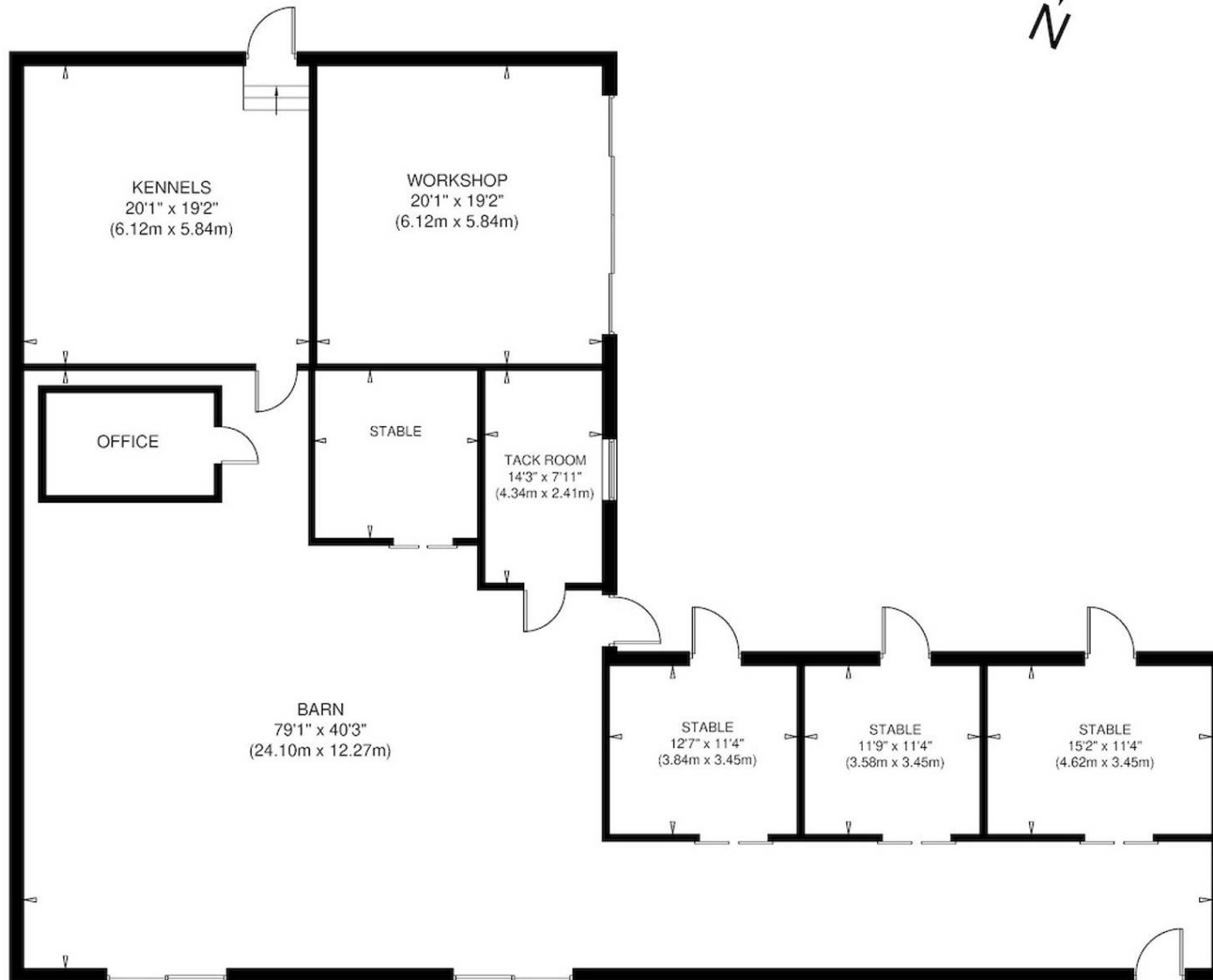
Borders Abbey Way -
<https://www.walkhighlands.co.uk/borders/borders-abbey-way.shtml>





= Reduced headroom below 1.5m / 5'0





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

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