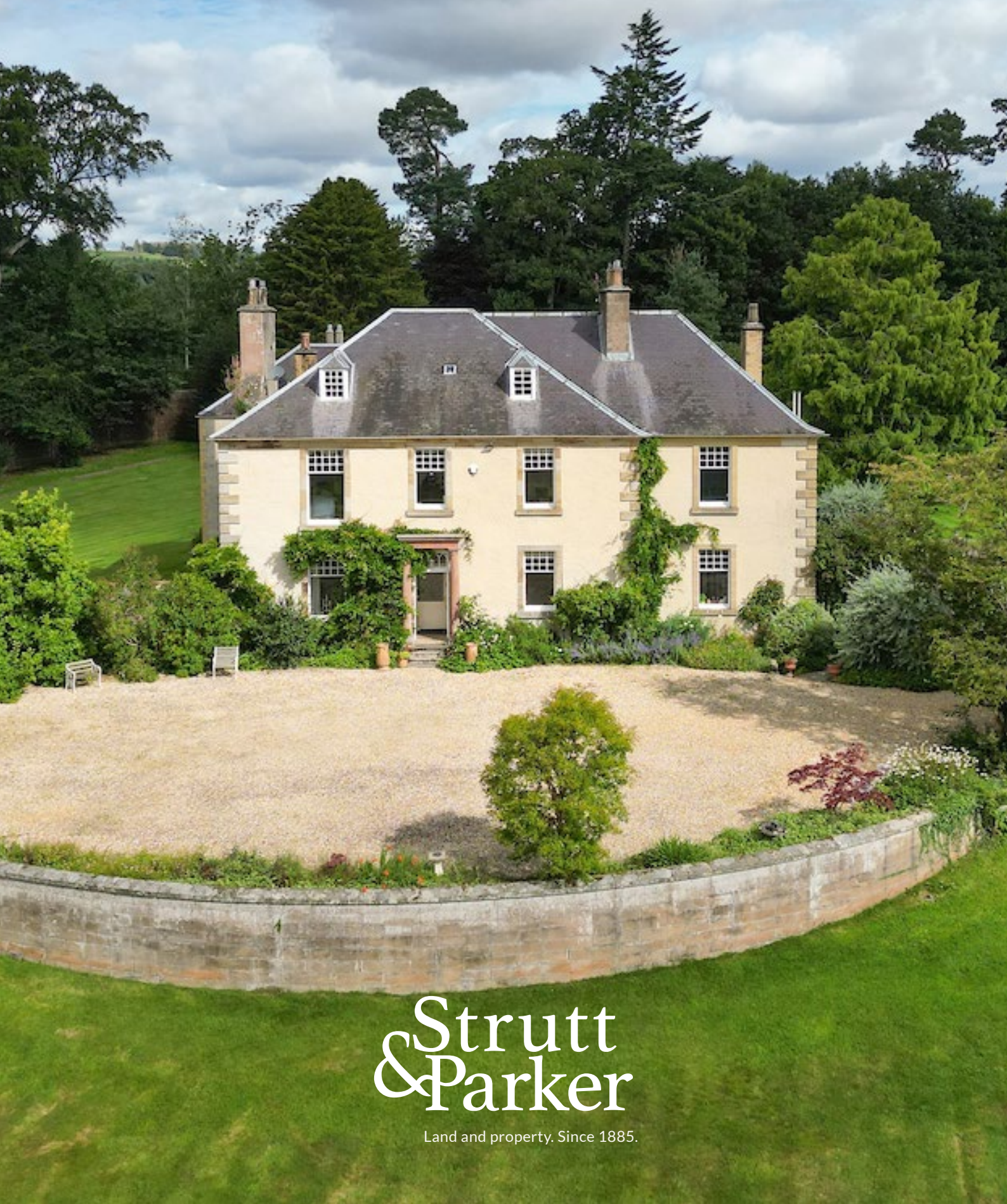


Kirklands House
Melrose, Scottish Borders



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& Parker

Land and property. Since 1885.



A handsome period house with a separate cottage, stables, garden and grounds, in a picturesque rural Scottish Borders setting, close to the sought-after historic market town of Melrose.

Kirklands House is an impressive country house, offering extensive accommodation and a wealth of splendid character features, as well as various outbuildings. Set within more than five acres of rolling grounds, the house occupies an idyllic, secluded position, sheltered by a belt of woodland and surrounded by beautiful rolling Borders countryside including the meandering River Tweed. The property is currently used as a Bed & Breakfast by the current owners.

Dating from the 1730s, with later Victorian additions, the property features a handsome façade with render and stone dressing, while inside the accommodation retains a sense of period elegance in its décor and fittings. The four beautifully appointed reception rooms include the formal drawing room, with its ornate cornicing, open fireplace and tall, south and west-facing sash windows welcoming plenty of natural light. There is also a formal dining room, a comfortable sitting room and a useful, private home study, while the kitchen features extensive fitted storage and an oil-fired AGA. The walk-in larder, utility rooms and cellar provide plenty of further storage and space for home appliances.

Two staircases lead to the first floor, where there are six well-presented bedrooms, including the well-proportioned principal bedroom, which overlooks the front gardens and features built-in wardrobes and its own wash basin. The first floor also has a family bathroom and two shower rooms, while stairs continue to the second floor and several attic storage rooms, which could be converted, subject to the necessary consent.

Outbuildings include a large garaging block, several stalls, an office and the self-contained cottage, with its kitchen, two bedrooms, bathroom and shower room.

The gardens and grounds surrounding the house and outbuildings extend to around five-and-a-half acres, and feature a gravel driveway, a stable yard, well-maintained lawns and a field for grazing livestock or equestrian activities. The grounds also include a greenhouse, fruit cages and various spring flowers, shrubs and specimen trees, including a rare Metasequoia (Dawn Redwood), a beautiful yew tree, flowering cherries, magnolia, azaleas and rhododendrons.

4,187 sq ft (389 sq m) | Freehold

Substantial country house with extensive accommodation and outbuildings including a separate 2-bedroom cottage.

Several stalls and large paddock.

Around 5.52 acres of garden and ground.

An idyllic, secluded position surrounded by Scottish Borders countryside.

Offers Over £1,400,000

Location

The property lies in a tranquil, elevated rural position above the River Tweed and Leader Water, in the beautiful Scottish Borders countryside. The property lies just outside the small village of Redpath and within easy reach of the celebrated historic market town of Melrose. Approximately three miles to the southwest, Melrose offers an outstanding range of independent shops, cafés, restaurants and hotels, along with the famous 12th-century Melrose Abbey and the spectacular backdrop of the triple-peaked Eildon Hills.

Melrose has a primary school and the well-regarded private school St Mary's Preparatory School and state secondary school is available at Earlston High in Earlston. There is also currently a dedicated bus service to the private school of Loretto in East Lothian from Earlston or Galashiels.

The Southern Upland Way and St Cuthbert's Way both pass nearby, providing walking, cycling and riding routes, along with fishing on the Tweed and the world-renowned Melrose Rugby Sevens. Tweedbank station, around five miles away, provides Borders Railway services to Edinburgh in under an hour, while the A68 gives swift road access across the region.

Postcode region: TD6

General

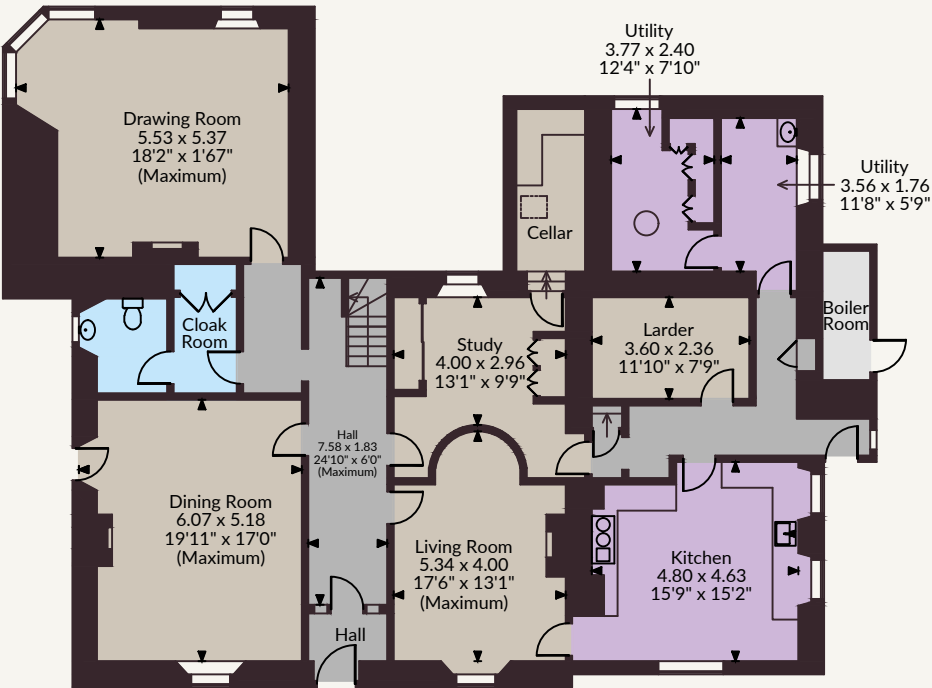
Local Authority: Scottish Borders
Services: Mains electricity. Private water services which have not been tested and therefore there is no warranty from the agents. Shared private drainage for both houses. We understand that the private drainage at this property may not comply with the relevant regulations. Further information is being sought. Main house oil fired central heating with the Stable Cottage with electric central heating and hot water.

Council Tax:
Main house Band H,
Stable Cottage £3,700 per annum rateable value .

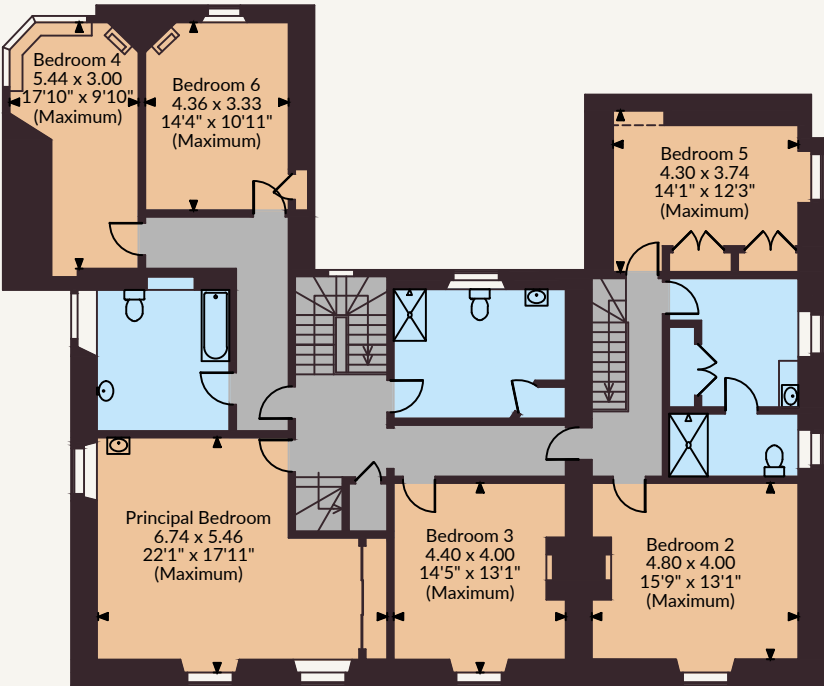
EPC Rating:
Main house: Band F, Stables Cottage Band F.
Broadband checker: <https://checker.ofcom.org.uk/en-gb/>



Kirklands House, Melrose
Main House internal area 4,985 sq ft (463 sq m)
Garage & Workshop internal area 756 sq ft (70 sq m)
Outbuildings internal area 1,896 sq ft (176 sq m)
Cottage internal area 899 sq ft (83 sq m)
Total internal area 8,536 sq ft (793 sq m)



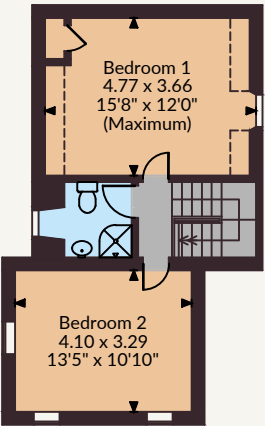
Ground Floor



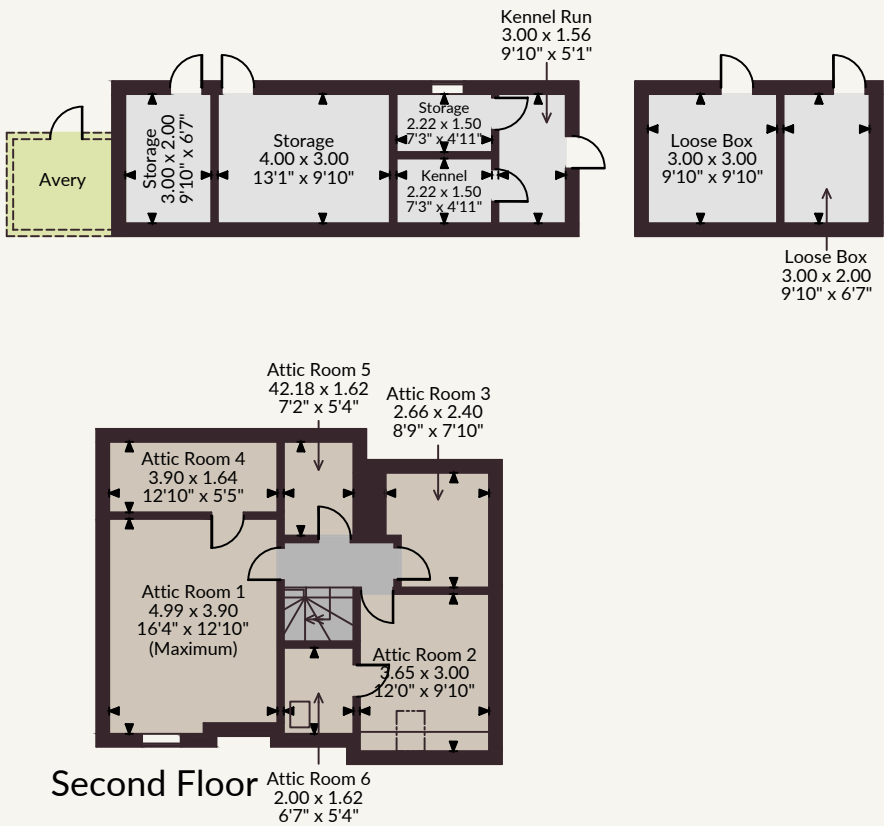
First Floor



Cottage
Ground Floor



Cottage
First Floor



Second Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
□□□□ Denotes restricted head height
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