

An aerial photograph of a large, historic stone manse with a prominent spire, surrounded by lush green trees and a well-maintained garden. A tennis court is visible in the foreground, and a stone wall runs along the bottom of the property. The background shows rolling hills and fields under a clear sky.

The Old Manse, Borthwick
Midlothian

Strutt
& Parker

Land and property. Since 1885.

A charming Category B listed former manse offering extensive family accommodation, a detached annexe and landscaped gardens, set in a sought-after rural area of Borthwick within easy reach of Edinburgh.

The Old Manse is an impressive Category B listed residence dating from around the mid 19th century and occupying an attractive position in the rural hamlet of Borthwick. Formerly the manse to Borthwick Kirk, the property retains a wealth of original period features, including stone elevations, sash windows, fireplaces and decorative corning, complemented by sensitively updated interiors. The characterful exterior to the property has a rough stone façade under a pitch slate tiled roof.

The ground floor provides a flexible arrangement of reception space suited to both family life and entertaining. The dual-aspect sitting room features a fireplace with a log-burning stove with impressive marble hearth and mantel. Double doors from the sitting room open to the open-plan kitchen dining room fitted with Shaker-style cabinetry, a central island, a butler sink and an oil-fired AGA, with ample space for family dining. A door opens to the light-filled conservatory where a glazed roof and extensive glazing frame views across the garden with double door to access the garden. From there double doors access the study/family room. The games room with cornice detail at the front of the property retains an impressive open fireplace with painted hearth and marble slips. The ground floor also includes a private office, utility room, pantry, WC and door to access the carport.

A staircase rises from the hallway to the first floor comprising five generously-proportioned bedrooms. The principal bedroom overlooking the garden includes an en-suite shower room featuring twin wash hand basins and walk-in shower with steam room functionality. Serving the 4 bedrooms are a family bathroom with a freestanding roll-top bath and separate shower.



Outside

The garden and grounds include the Category C listed former stables, providing garaging and stabling at ground level, with a first-floor annexe comprising two rooms and a shower room, offering potential for ancillary accommodation, subject to the necessary consents. A further outbuilding is accessed from the gravel driveway along a stone path suitable for a variety of purposes such as workshop, store or project space. Returning to the driveway there is access to mature, sloped woodland at the south of the property which is bounded by a small stream. The charming walled garden is mainly laid to lawn with feature terraces, well-stocked herbaceous borders, mature shrubs an expansive paved patio perfect for alfresco dining and entertaining. There is also a hard-surface tennis court.

Location

The property lies outside the village of North Middleton with a lcoal Primary school, close to the Tyne-Esk Trail which is ideal for hiking, cycling and walking. Nearby Vogrie Country Park has a café, playpark and nine-hole golf course. The Pentland Hills and East Lothian coastline offer countless golf and outdoor activities.

The town of Gorebridge around two miles away, offers various day-to-day amenities, plus primary schooling. The town has a library and a leisure centre, while four miles away, Pathhead has a Post Office, a pub, a bakery, a GP surgery, a pharmacy and a takeaway. There is a 24-hour Tesco supermarket in Eskbank (about six miles), further town centre amenities and a state secondary school in Dalkeith. A wealth of outstanding private schools are easily accessible in Edinburgh, including Fettes College, George Heriot’s School, George Watson’s College, The Edinburgh Academy, Merchiston Castle School and Loretto.

Transport links are excellent with the city bypass not far away, providing access to central Scotland’s motorway network. Gorebridge train station (about 2.6 miles) offers regular services to Edinburgh Waverley and a Park & Ride north of the bypass making the setting ideal for Edinburgh city commuting.

General

Postcode region: EH23. Local Authority: Midlothian Council. Services: Mains water and electricity, private drainage (SEPA registered), oil-fired boiler central heating. Council Tax: Band H. EPC Rating: Band F. Mobile and Broadband checker: <https://checker.ofcom.org.uk/en-gb/>

3,612 sq ft (336 sq m)

5 bedrooms

3 reception rooms

2 bathrooms

Walled garden with tennis court.

Outbuildings including a separate annexe and workshop.

About 1.08 acres

Freehold | Rural

Offers Over £1,050,000



Borthwick, The Old Manse, North Middleton, Gorebridge

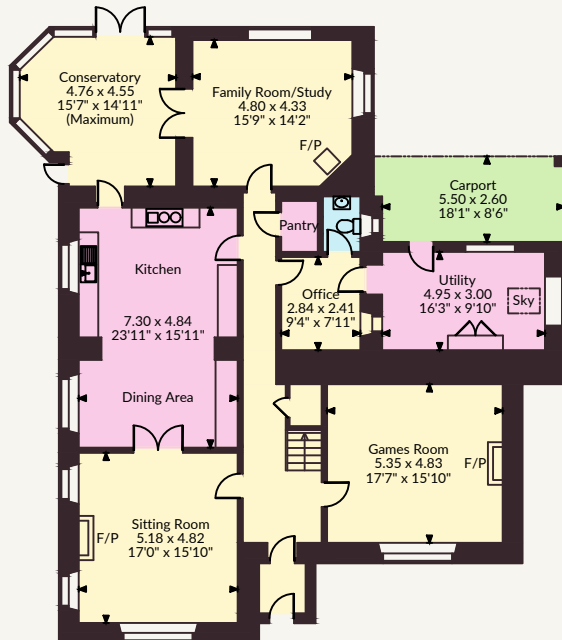
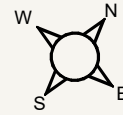
Main House internal area 3,612 sq ft (336 sq m)

Garage internal area 532 sq ft (49 sq m)

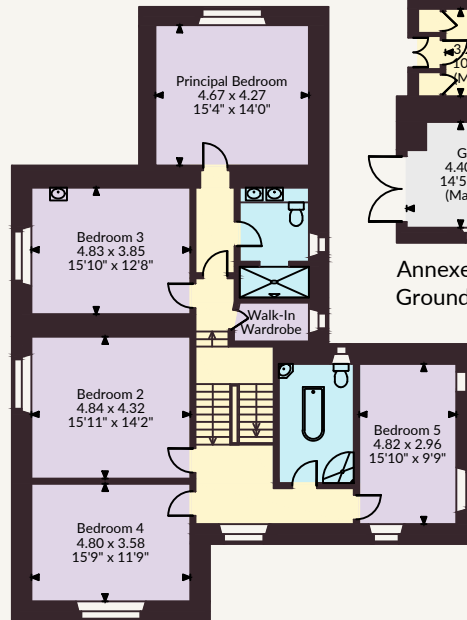
Stables internal area 252 sq ft (23 sq m)

Annexe internal area 570 sq ft (53 sq m)

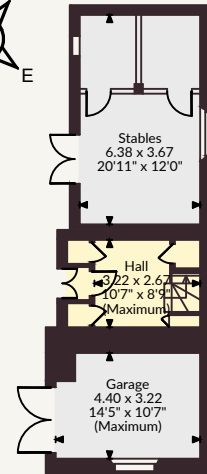
Total internal area 4,966 sq ft (461 sq m)



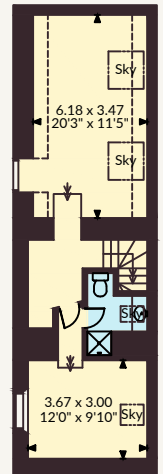
Ground Floor



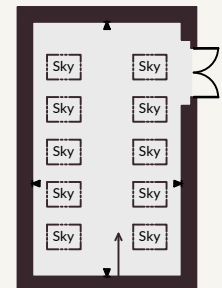
First Floor



Annexe
Ground Floor



Annexe First
Floor Flat



Workshop
7.75 x 4.54
25'5" x 14'11"

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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Strutt & Parker Edinburgh

23 Melville Street, Edinburgh EH3 7PE

0131 226 2500 | edinburgh@struttandparker.com



@struttandparker struttandparker.com

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