

Grey Peel, Lintalee Estate, Jedburgh, Scottish Borders







A **wonderfully secluded** Borders farm with a superb main house, farm cottage and fabulous views to the English Border.

Summary of accommodation

A large country house including five principal reception rooms, four bedrooms and six bathrooms

Formal gardens including Italian and kitchen gardens

Attractive two bedroom cottage and enclosed garden

Good range of modern farm buildings

Land holding including 79.37 acres pasture, 13.64 acres rough grazing and 39.21 acres mixed, amenity woodland and glens

In all about 137.73 acres (55.75Ha)

Distances

Jedburgh 2 miles, Melrose 15 miles, Borders Railway 17 miles, Berwick-upon-Tweed 35 miles, Edinburgh 50 miles

(All distances are approximate)



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Situation

Grey Peel sits in an elevated and private position just south of the historic Royal Burgh of Jedburgh and close to the Cheviot Hills. It is amongst some of the most beautiful and varied countryside in the Borders. Jedburgh is rich in history with a 12th century Abbey, Ferniehirst Castle and Queen Mary's house where she sought refuge on her way north. The town has a good selection of local shops and services, including a supermarket and both Primary and Secondary Schools. There is an excellent swimming pool with gym. The market town of Melrose is 15 miles away with a plethora of lovely shops and restaurants in addition to St. Mary's Preparatory School and home to the famous Melrose Sevens. The Border General Hospital is nearby.

The Scottish Borders Railway, with a station at Tweedbank, just outside Melrose, (17 miles) provides regular services to Edinburgh with a journey time of 57 minutes. Berwick-upon-Tweed lies 35 miles to the northeast and offers regular rail services on the main east coastline to London King's Cross (journey time 3 hours and 40 minutes). Grey Peel is situated just off the A68 trunk road providing good road links going north and south. The city of Edinburgh is 50 miles away. Both Newcastle airport (49 miles) and Edinburgh airport (57 miles) offer a wide range of domestic, European and international flights.

Immortalised by Sir Walter Scott, the Scottish Borders' gently rolling hills and flowing rivers offer some of the finest fishing in Britain. Jedburgh has a strong equestrian tradition which culminates every summer with the Common Riding and Callant's Festival. Grey Peel is in an excellent location from which to enjoy a variety of other sporting activities including shooting, riding, hill walking, mountain biking and golf. With its own golf course in addition to the Championship course at the Schloss Roxburghe near Kelso one is spoiled for choice. Kelso itself has a wide variety of shops, restaurants, superb Plant Nursery and the magnificent Floors Castle home to the Dukes of Roxburghe.

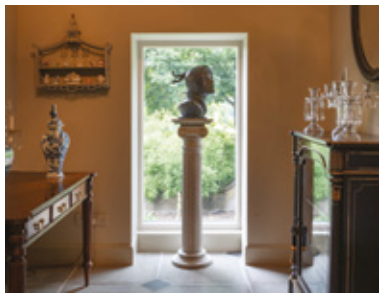
Farming needs are well catered for in the area with several agricultural suppliers, grain merchants, contractors and engineers. Livestock markets are held regularly at Newtown St Boswells, Wooler, Longtown and Hexham.



Grey Peel

Approached by a private Beech lined tarmac drive this leads down to a gravel turning circle and the entrance to the house. A particularly impressive and expansive property, it was restored and rebuilt by the present owners since 2002. One third regarded as the 'old wing' is original and remaining 2 thirds are new. The later two wings are built of pre-formed polystyrene blocks, in-filled with concrete making for a strong structure and high insulation under a slate roof. There is a ground source heating system for the entire property, with underfloor heating for the ground floor and radiators for the upstairs. The windows and doors are wood and double glazed some with original working shutters. Passing through antique gates into the main Courtyard entrance and front of the house there is a stunning, panoramic view towards the English border. Glazed floor to ceiling windows with an antique Gothick front door lead into the Porch with pretty leaded light windows and double doors into the large Reception Hall. Here, as throughout the floors are concrete emulating early 18th century marble and stone interiors, ideal for underfloor heating and practical country living.





With French, Italian and English Country House influences, there are many period features such as, stone staircases, original antique oak doors, and fireplaces. Grey Peel boasts five wonderful Reception Rooms: Drawing Room in Colefax & Fowler inspired yellow with the most magnificent barrel-vaulted ceiling and Victorian Carrara marble fireplace; a large Dining Hall with superb leaded light antique door to the garden; the Tapestry Room with high ceiling leads to the Four Poster bedroom en suite.

A very spacious Living Room with high ceiling and huge windows overlooks the large balcony, Glen and burn below. Across the Inner Hall a stone staircase leads to the en suite bedroom above and large attic space for storage.





Returning to the inner Hall takes you into the Garden Room, where windows and French doors overlook the Italian Garden with large Haddonstone Dolphin fountain.

Double doors lead into the Library and on to the Principal Suite. Inspired by a hotel the owners visited in New Orleans, this double height Suite has a Wet Room, Separate Bathroom with a mural of Jackson Square, New Orleans; Dressing Room with Regency carved fire surround and double staircases to the mezzanine level bedroom where there is another toilet and basin.



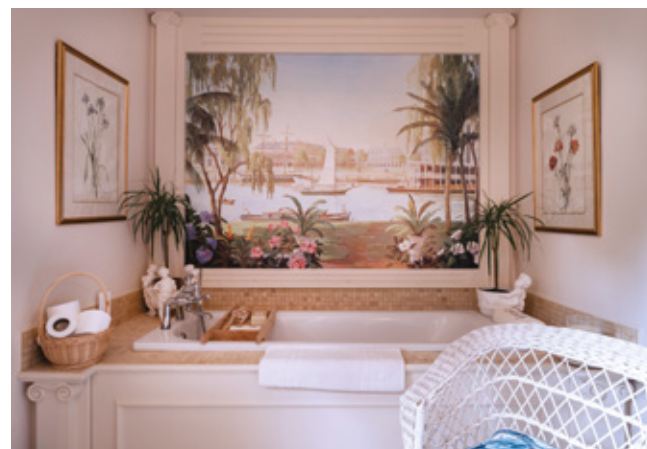




Back to the Reception Hall there are two Powder Rooms either end with the entrance to the Kitchen in the centre. Double oak doors lead into the 'old wing' with stone stairs rising from the Dining Hall to the Baron's Suite consisting of bedroom, dressing room and bathroom. The owner's integrated many of the property's original elements such as beams, stone, and bricks in addition to sourcing exterior gates and landscape structures.

The accommodation and dimensions is shown in full on the adjacent floorplan.







Gardens

Doors from the Garden Room, Library and Principal Suite lead into the Italian Garden, a sun trap with Haddonstone Dolphin fountain and stone surround rescued from one of the old stables. Intended to be a white only garden, it is still an ongoing and rewarding project. From the Living Room, Kitchen and Drawing Room, doors open onto the Glen Garden.

Leaving the Balcony, steps under a Laurel arch lead you down to the Topiary garden with borders and Clematis Obelisks. Continuing on past the Yew Hedge you enter the Ferniehurst Garden so called as the Castle can be seen in the distance across the A68 and is one of the homes of the Marquess of Lothian. Mainly low maintenance with gravel and borders, large double gates lead into the field.

A beautiful Cedar of Lebanon has been planted here which is possibly the only one in the area and is a stunning specimen. Other trees have also been planted such as the Blue Atlas Cedar, Copper Beech, Chestnut and Canadian Oak. Looking towards the boundary a new area was created with box balls guiding you to the Potting Shed/Summer House.





A small meadow with Spring bulbs and flowers in Summer sit at the edge of the Woodland Walk with various trees and ancient Oaks, newly planted Rhododendrons flourish and Primroses are spreading each year. The leaf mould compost bays are next to the boundary.

Returning towards the house and along the gravel Terrace a Vine covered arch with stone steps rise to a seating area with small fountain then through double antique gates with an above ground pond and central fountain. Arriving at the stone arched oak door takes you back to the main Courtyard comprising of 4 raised beds planted with Geranium Macrorrhizum grown for its foliage and low maintenance. There are four topiarised Rowans in each bed creating formality and interest.





Flax Cottage

Situated just south of the main house, beside the main driveway, Flax Cottage is double glazed and has accommodation as follows:

Ground floor: hallway, sitting room, dining kitchen, double bedroom and family bathroom.

First floor: two double bedrooms.

Surrounded by lawn and borders this delightful little garden has a very special atmosphere described by our gardener as having 'good Karma'. A Hawthorn hedge forms part of the boundary and conifer elsewhere. A traditional structure, the Shed is original to the Cottage and will last another 100 years. The fenced Kitchen Garden has raised beds with excellent Rhubarb and Strawberries and a Peony cutting bed. Chives and other herbs do well in the Summer. The Victoria Plum harvests well and the Bramley Apple is improving. As with the entire property, the views from Flax Cottage are stunning.



Farm Buildings

Grey Peel has two main farm buildings, ideal for livestock and storage as follows:

- **Sheep Barn:** 5x 25ft bays & 1x 20ft bay, wooden portal frame with Yorkshire boarding and corrugated roof – 466m²
- **General Purpose Store/Warehouse:** 6-bays, steel portal frame, block walls, damp proof concrete floor and corrugated roof – 243m²

The Farm

The policies at Grey Peel extend to about 137.73 acres in total. The farm rises from about 110 metres above sea level at the eastern boundary, next to the Black Burn and rises up to about 180 metres at the western boundary. The land nestles between two glens with the Grey Peel Burn running along the north boundary and the Black Burn running along the southern boundary. The land is predominantly classed as grades 3.1 and 4.2 by the James Hutton Institute. The farm straddles B6357 and consists of 79.37 acres pasture, 13.64 acres rough grazing, 39.21 acres of interspersed mixed woodland and 5.51 acres roads/buildings/misc. The fields are well fenced and all have access to water. The farm is in-hand and provides good quality grazing and grass crops for conservation. In recent years Grey Peel has been successful in producing high-quality pedigree Texel sheep stock.

Directions

From Jedburgh head south on the A68 for less than 2 miles and turn right onto the B6357 signposted for Bonchester Bridge/Newcastleton. Continue up the road for about 0.25 miles and the entrance to Grey Peel, with wooden gates and stone entrance walls, is on the right.

What3words

///crouches.skinny.relax









Solicitors

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Local Authority

Scottish Borders Council, Council Headquarters, Newtown St. Boswells,
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Entry

Entry is available by arrangement with the seller.

Household Contents

Fitted carpets are included in the sale. Separate items indoor and outdoor furniture, lighting and curtains may be available by separate negotiation.



Residential Schedule

| Property | Occupancy | Services | Council Tax | EPC Banding |
|--------------|-----------|--|-------------|-------------|
| Grey Peel | Vacant | 10 kW ground source heat pump (underfloor) heating, mains water supply and private drainage. | H | C |
| Flax Cottage | Vacant | Oil-fired central heating, mains water supply and private drainage. | D | F |

Renewables

There are 16 photovoltaic panels on the house roof producing electricity. They were installed in February 2012 with a fixed 25-year contract through the Feed-in-Tariff (FIT) until February 2037. The income for 2023/24 is over £2,000.

Agri-environmental schemes

All of the land is registered by the Agricultural, Food and Rural Committee in Rural Payments and Inspections Directorate (AFRC_RPID) under the code County Parish holding number 92/778/0002.

The holding includes 31.76 units of region 1 and 6.05 units of region 2 entitlements. The seller will retain the 2024 payment and the entitlements will be transferred thereafter.

Sporting rights

The sporting rights are in-hand.

Timber and minerals

All standing and fallen timber and the mineral rights are included in the sale insofar as they are owned.



Viewing

Strictly by appointment with the Joint Selling Agents Knight Frank tel 0131 222 9600) or GSC Grays (tel: 01748 829203).

Health & Safety

Given the hazards of a rural property, please make sure you plan your visit in advance and understand the directions in full.

Anti-Money Laundering

All offers to purchase the property (regardless of whether the offer is on a cash basis or subject to loan funding) must be accompanied with evidence of Source of Funds. This can be in the form of a bank statement showing the purchase price, a financial reference from a bank/funding source, or confirmation from a solicitor that the purchaser has sufficient funds to complete the purchase. In addition, the purchaser must supply certified copies of his/ her passport and confirmation of residence in terms acceptable under anti-money laundering (AML) legislation. These documents will be required for all individuals who will appear on the title once the transaction is complete.



Offers

Offers should be submitted in Scottish legal form to the selling agents. Prospective purchasers are advised to register their interest in writing with the selling agents following an inspection.

Overseas Purchaser(s)

Any offer(s) by a purchaser who is resident outwith the United Kingdom must be accompanied by a guarantee from a bank that is acceptable to the seller.

Closing date

A closing date for offers may be fixed, and prospective purchasers are urged to note their interest formally to the selling agents. The seller reserves the right to conclude a bargain for the sale of any portions of the subjects of sale ahead of a notified closing date and will not be obliged to accept the highest or any offer for any part of the subjects of sale.

Conditions of Sale

1. Title

The subjects are sold under the conditions in the Title Deeds, rights of way (if any), water rights affecting the same, whether shown in the Title Deeds or not. They will be sold as possessed by the Seller and no warranty is given.

2. Deposit

On conclusion of missives, a deposit of 10 per cent of the purchase price will be paid with the balance due at the date of entry. This deposit will be non-returnable in the event of a purchaser failing to complete the sale for reasons not attributable to the Sellers or their agents.



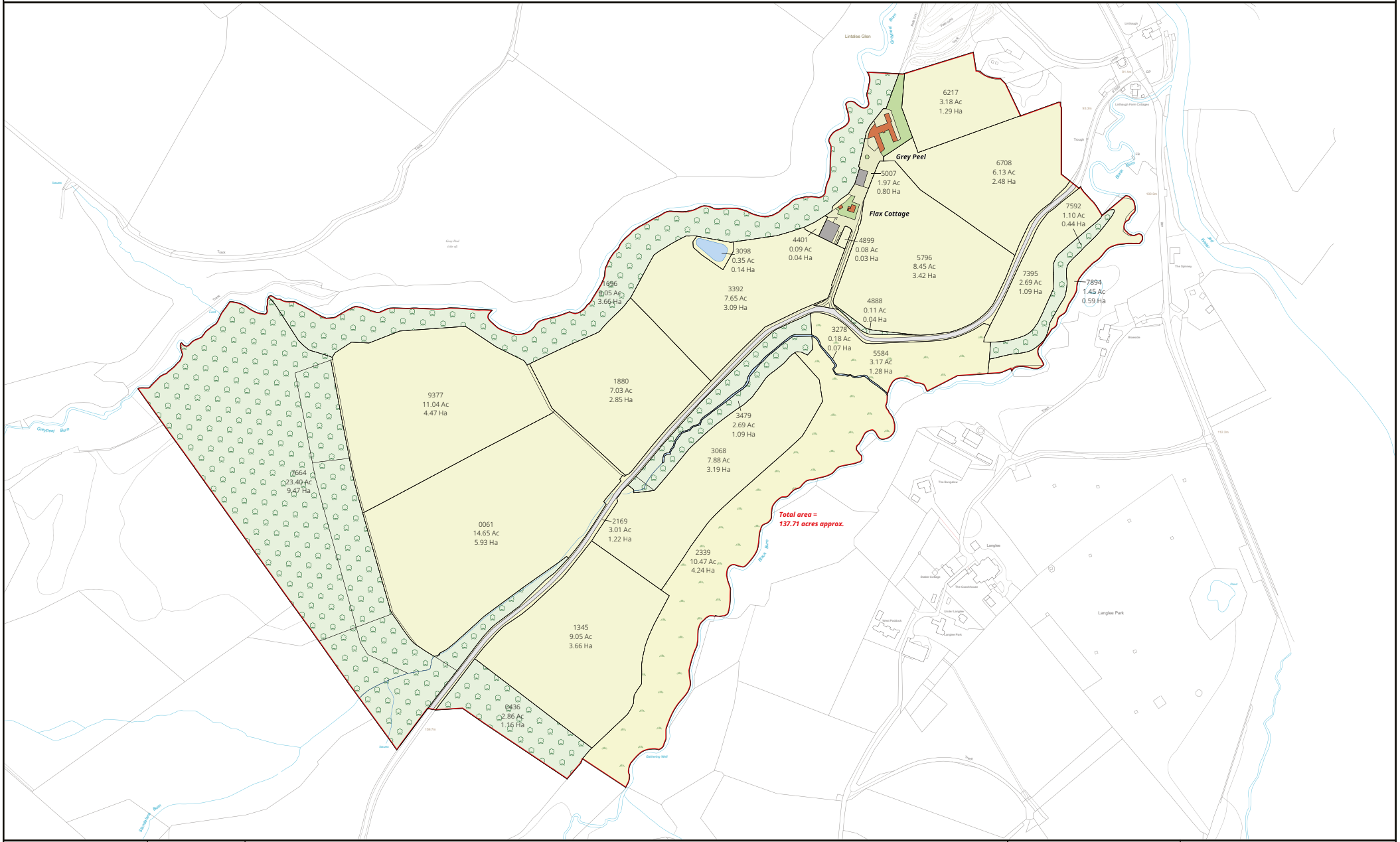
Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated May 2024. Photographs and videos dated April 2024.

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Grey Peel



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| Land Use: | |
|-----------|-------------------------------------|
| | Pasture |
| | Arable |
| | Game Cover |
| | Woodland |
| | Parkland |
| | Verge / Misc |
| | Water |
| | Orchard |
| | Heathland |
| | Rocks / Boulders |
| | Building (Residential) |
| | Building / Structure (Agricultural) |
| | Gardens |
| | Road / Track |

NB: If field & building type are unknown - assumed pasture & residential



Date: 17:11:23 CW
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Title
Grey Peel

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