



THE COTTAGE

Morridgehall, St Boswells, Melrose



GSC GRAYS

PROPERTY • ESTATES • LAND



THE COTTAGE

MORRIDGEHALL, ST BOSWELLS, MELROSE, TD6 OEY

St Boswells 2 miles, Melrose 6 miles, Edinburgh 42 miles,
Berwick-upon-Tweed 33 miles (distances approximate)

A BEAUTIFULLY POSITIONED FAMILY HOUSE IN BEAUTIFUL
UNSPOILT COUNTRYSIDE, RIGHT IN THE HEART OF THE SCOTTISH
BORDERS, CLOSE TO MELROSE AND WITHIN COMMUTING
DISTANCE OF EDINBURGH BY ROAD OR RAIL

Accommodation

2 reception rooms • 5 bedrooms • 4 bath/shower rooms (2 ensuite)
dressing room (ensuite) and study • open plan kitchen/dining/family room
studio/home office • cloak room • utility room • boot room, downstairs wc
(4,346 sq ft – including adjoining garage/stores)

Outside

Private garden with orchard, wildflower meadow and woodland
Separate garage/workshop • c.2.77 acre paddock

In all about 5 acres | EPC = Rating D



Unit 2, Linnet Court, Cawledge Business Park,
Alnwick, Northumberland, NE66 2GD

Tel: 01665 252 070

www.gscgrays.co.uk

tjd@gscgrays.co.uk



Situation

The Cottage is located close to the popular and accessible village of St Boswells in the heart of the Scottish Borders, surrounded by rich farmland, mature woodland and hedgerows. Every day amenities can be found in the village and in Melrose; a wider range of shops and services are available in Edinburgh, Galashiels (10 miles) and Kelso (9.5 miles). St Boswells has its own primary school and is in the catchment area of Earlston high school (7.5 miles). The village is well served and includes a mini supermarket (with post office facilities), butcher, petrol station, hotel, coffee shop, restaurant and an award-winning bookshop/ delicatessen/café, as well as a range of recreational facilities including the cricket club, village hall, golf course and tennis courts. The Borders General Hospital is also located nearby, just outside Melrose.

The Cottage is accessible (via A68) from both the north and south. Edinburgh, lying approximately 42 miles to the north, has an international airport (48 miles) and an inter-city rail service, while Berwick-upon-Tweed, 33 miles to the east, has a main line station (current journey time to London approximately 3 hours 40 minutes). The Borders Railway to Edinburgh Waverley (two trains/hour; journey time 1 hour) has its terminus at Tweedbank, also just outside Melrose (where St Mary's preparatory school is located).

The spectacular and picturesque rolling landscape of the Borders countryside offers unrivalled scenic beauty and wildlife. The area is renowned for its wealth of sporting and recreational opportunities and its strong equestrian tradition. The Scottish Borders offer some of the finest fishing in Europe on the Rivers Tweed and Teviot, with a wide variety of other sporting activities available including game shooting, cycling, golf, walking and rugby.





Description

Approached along a private road, The Cottage is a detached, two storey family house. It has its origins in a terrace of farm cottages dating from c.1880. In 2006 the cottages were repurposed and underwent a thorough programme of refurbishment/modernisation and were cleverly extended to create what we see today – a superb example of successful architectural design, blending tradition and contemporary – producing an inspired family house, well suited to modern day living.

The Cottage is an idyllic home with five well-proportioned bedrooms (and associated bath/shower rooms), two reception rooms along with a fantastic open plan kitchen, dining and family room, with French windows opening on to the veranda, connecting inside and outdoors perfectly. The versatile studio space has its own entrance, there is plenty of storage throughout, and a spectacular garden. Of particular note is the modern entrance hall and galleried landing that cleverly connect the “old” and the “new” elements of the house, with glass panels in the roof above, allowing masses of natural light to flood in.

The gardens surrounding The Cottage have been carefully planted with seasonal perennials and flowers which allow for an ever-changing sea of colour throughout the seasons and flowers for the house. Separating the garden and paddock (IACS registered) is a burn. Surrounding the house are lawns with a series of paths leading to the established wildflower meadow and mixed species woodland beyond. A treehouse overlooks the garden and there is an orchard with a variety of productive fruit trees. Set apart from the house is a large workshop/garage, with its own driveway, and a sheltered kitchen garden with raised beds. There is water and power installed in the workshop and the facility to connect solar panels, and a battery store should the need arise.

(See floor plans for room layout and dimensions.)





Services

Mains water and electricity; private drainage and oil-fired central heating and Aga. These services have not been tested and therefore there is no warranty from the agents.

Council Tax

The Cottage – Band E

EPC

The Cottage - Rating of (62) D

Directions

what3words: ///buying.publish.stilted

Offers/Closing Date

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. A closing date by which offers must be submitted may be fixed later. Anyone who has informed the selling agents in writing that they intend to make an offer will be notified of the closing date.

Conditions of Sale

1. Fixtures and fittings - Items not specifically mentioned within the sale particulars are not included in the sale but may be available for purchase at separate valuation. All fitted carpets, curtain poles, blinds, light fittings and integrated appliances form part of the sale.
2. 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.
3. 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 nonreturnable in the event of a purchaser failing to complete the sale for reasons not attributable to the Sellers or their agent.



Local Authority

Scottish Borders Council.

Tenure

Freehold with vacant possession on completion.

Viewing Arrangements

Strictly by appointment through GSC Grays 01665 252 070.

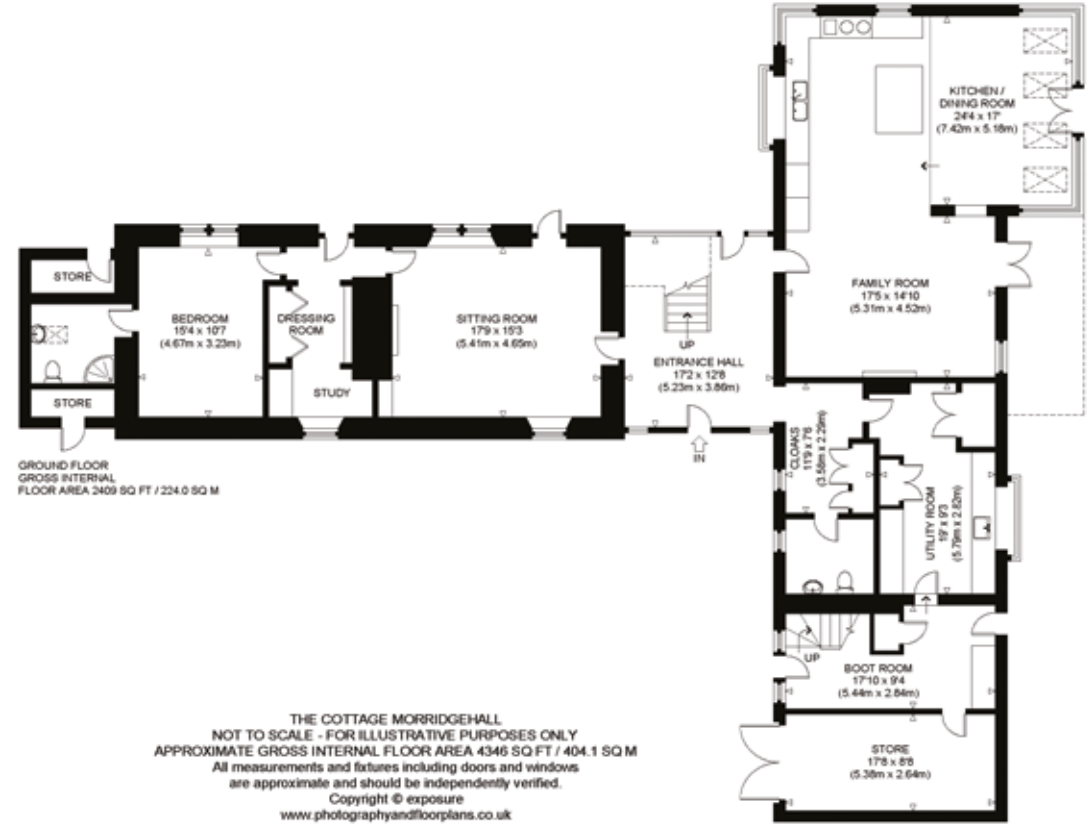
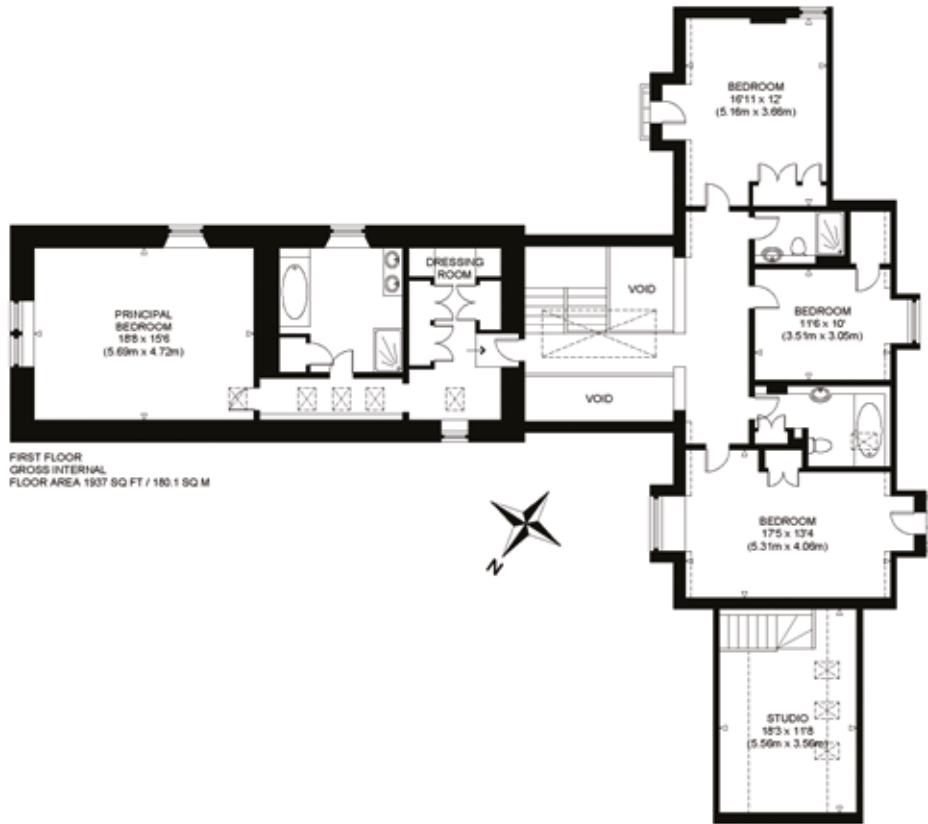
Entry

By arrangement.

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.





DISCLAIMER NOTICE:

PLEASE READ: GSC Grays gives notice to anyone who may read these particulars as follows:

1. These particulars, including any plan, are a general guide only and do not form any part of any offer or contract.
2. All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to our presentation or warranty. This should not be relied upon as statements of facts and anyone interested must satisfy themselves as to their corrections by inspection or otherwise.
3. Neither GSC Grays nor the vendors accept responsibility for any error that these particulars may contain however caused.
4. Any plan is for guidance once only and is not drawn to scale. All dimensions, shapes, and compass bearings are approximate and you should not rely on them without checking them first.
5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition, repair or otherwise nor that any services or facilities are in good working order.
6. Please discuss with us any aspects that are important to you prior to travelling to the property.

Particulars written: January 2025

Photographs taken: XX XX