

Kelso
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Lairdshill, Stichill Stables, Kelso

TD5 7TJ

Guide Price £650,000



Lairdshill is a substantial stable conversion which provides an extremely attractive detached dwelling boasting an idyllic rural setting with a superb degree of privacy and uninterrupted views over the surrounding countryside. The accommodation is extremely spacious, opening out to provide a highly versatile layout featuring an annex which could be used for a variety of purposes; perfect for guest accommodation but also ideal for a busy family home. The property sits upon an extremely generous plot extending to over 3 acres featuring various useful outbuildings, a walled garden, and ample parking provision.



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GROUND FLOOR:
ENTRANCE HALL
LOUNGE
DINING KITCHEN
UTILITY ROOM
DINING ROOM
CONSERVATORY
BEDROOM ONE
BEDROOM TWO
SHOWER ROOM

FIRST FLOOR:
UPSTAIRS LOUNGE/FAMILY ROOM
BEDROOM THREE (EN-SUITE)
BEDROOM FOUR
BEDROOM FIVE
BATHROOM

OUTSIDE
GENEROUS PLOT EXTENDING TO OVER 3 ACRES
VARIOUS USEFUL OUTBUILDINGS/WORKSHOPS
WALLED GARDEN
AMPLE PARKING PROVISION



Location:

Lairdshill enjoys an excellent rural location just a short distance from the nearby village of Stichill. It is a pretty Borders village lying in countryside noted for its scenic beauty and superb opportunities for walking, cycling, horse riding, fishing and many other country pursuits. Lairdshill's location allows for a fairly straightforward commute to the outskirts of Edinburgh (around 50 minutes), easy access to Kelso and a good road network to the other main Borders towns. The Borders Rail link with Edinburgh terminates at Tweedbank which is within comfortable driving distance. Primary schooling is available in Ednam as well as Kelso. Secondary schooling is in Kelso where a New High School has recently been built. Kelso is one of the most popular towns in the Scottish Borders and has a good selection of local shops, Sainsburys supermarket and an excellent range of social and sporting facilities including a race course, ice rink, swimming pool and golf course. The town sits at the confluence of the Rivers Tweed and Teviot and is noted for its fishing, large Flemish-style market square, and the remains of one of the great Border Abbeys.

Directions:

From Kelso, take the A6089 Edinburgh road and head north out of the town. Turn right onto the B6364, signed Greenlaw and Stichill, and head up the hill to Stichill. Follow the road through the village proceeding down the hill and turn left at North Lodge. Follow this road along, passing the two new houses on the left of the road, continuing along to Lairdshill which is the stone built property at the end of the road.

Description:

Extending and converted in 2003, the original property dates back in excess of 100 years and sits in the grounds of the old Stichill House, approximately one mile from the village of Stichill itself. It boasts extremely generous accommodation, thoughtfully planned by the current owner to provide a flexible and highly adaptable layout; perfect for those seeking a generous family home and which has an annex perfect for guest accommodation. There are many attractive features including Juliet style balconies, a lovely panelled staircase in the inner hall, and a pleasant conservatory which overlooks the extensive gardens.

Fixtures and Fittings:

The sale shall include all carpets and floor coverings, light fittings, and the kitchen and bathroom fittings. The urns in the garden are not included in the sale. There is also a section of ground to the east of the drive which is not included.

Services:

Mains water and electricity, drainage to septic tank shared with one other property. Oil fired central heating. LPG gas supply serving the Aga stove within the kitchen. Double glazing.

EPC:

C

Viewings:

By appointment with the Selling Agents.

Entry:

By mutual agreement.



Interested in this property?
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Approximate Gross Internal Area
379.1 sq m / 4081 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID475368)

Full members of:



Whilst these particulars are prepared with care and are believed to be accurate neither the Selling Agent nor the vendor warrant the accuracy of the information contained herein and intending purchasers will be held to have satisfied themselves that the information given is correct.