



ST. LEONARDS FARMHOUSE, LAUDER, TD2 6RY



- HALL
- DRAWING ROOM
- DINING ROOM
- LIVING ROOM
- DINING KITCHEN
- GARDEN ROOM
- 4 BEDROOMS
- FAMILY BATHROOM
- SHOWER ROOM
- SEPARATE TOILET
- OFFICE
- UTILITY ROOM
- PORCH
- OIL FIRED CENTRAL HEATING
- DOUBLE GLAZING
- OFF-ROAD PARKING

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DESCRIPTION

A traditional four bedroom detached farm house offering spacious family accommodation arranged over two floors, in a peaceful and private location, yet within easy access of the A68 trunk road to Edinburgh, and Borders Railway. The house is in excellent condition with double glazing and oil fired central heating throughout, with many original features and an easily maintained mature garden. The house has beautiful views of the Leader Valley and is surrounded by good walks and cycling routes.

Lauder is a popular small Borders town which benefits from a good range of amenities. These include two hotels, a bistro, coffee shops, Co-op with fuel station, post office, and other small businesses including excellent trade services, a modern health centre, and pharmacy. It is two miles to Lauder primary school and 5 miles to Earlston High School, both of which are highly rated.

ACCOMMODATION

ENTRANCE & HALL

The front door of the property is located on the east side of the house, and is approached through the front garden. It opens into a spacious hall off which sit the drawing room, dining room, lounge, and separate toilet.

DRAWING ROOM

This generously proportioned room overlooks the front garden with double aspect windows and a traditional working fireplace.

DINING ROOM

This bright room overlooks the front garden, and has an excellent view to the Leader Valley. An adjoining door leads into the garden room. The room has a generous amount of capacity to accommodate a full dining table set with accompanying free standing dining room furniture.

GARDEN ROOM

This stunning room, overlooking the garden at the side of the house, is bright and generously proportioned, and double glazed throughout. It has a slated roof and French doors to the patio/BBQ area. A second set of French doors lead to the living room.

LIVING ROOM

The living room is spacious and welcoming, with the focal point being a log burning stove. Two further doorways lead to the stairs to the upper accommodation, and the dining kitchen.

DINING KITCHEN

The farmhouse dining kitchen has an oil Stanley range for cooking, hot water, and central heating. The room is a generously proportioned workspace with worktops running on three sides, and a breakfasting bar. Floor and wall mounted units provide ample storage space with an integral electric hob and oven, upright fridge, dish washer,

and kitchen sink. A second door in the kitchen leads to the utility room and porch.

UTILITY ROOM & PORCH

The utility room has floor mounted kitchen units and two large cupboards which provide ample storage. It leads into the porch and to the back door to the property.

UPSTAIRS

A bright open staircase leads up to two bright spacious hallways off which sit four bedrooms, a bathroom, a shower room, and walk in storage and linen cupboards providing generous amounts of space. A partially floored attic provides additional storage.

BEDROOMS

The four double bedrooms are all generously proportioned, all with fitted wardrobes. Two of the rooms overlook the front garden, and two overlook the garden to the side of the house.

FAMILY BATHROOM

The bathroom is spacious with a suite of an original rolltop free standing bath, wash basin, bidet, and toilet. It also accommodates a free standing vanity unit, and a combined radiator/heated towel frame. The separate shower room has a walk in, fully tiled shower cabinet over which is fitted a Mira electric shower.

OFFICE

The office is well laid out, presently accommodating a computer desk and free standing office furniture.

OUTSIDE

The house is surrounded by paved and gravel paths, and a well maintained mature garden with a mixture of flora, shrubs, trees, and lawn.

SERVICES

Mains water, electricity, oil fired central heating and double glazing throughout, septic tank. Council Tax Band 'E'.

EXTRAS

All fixtures and fittings are included in the sale. A pony paddock is available on a long let if required.

ENTRY

By arrangement with sellers.

HOME REPORT

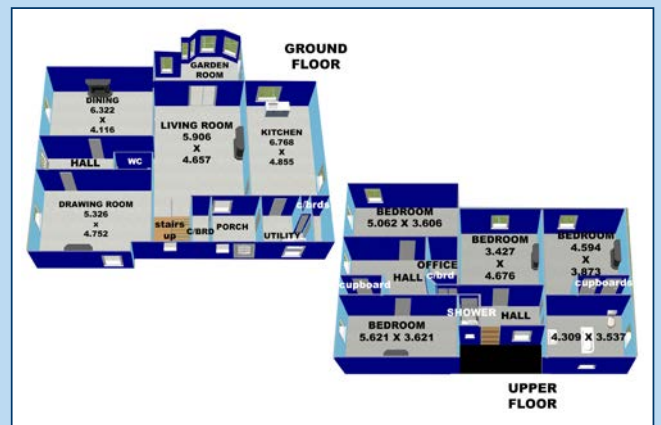
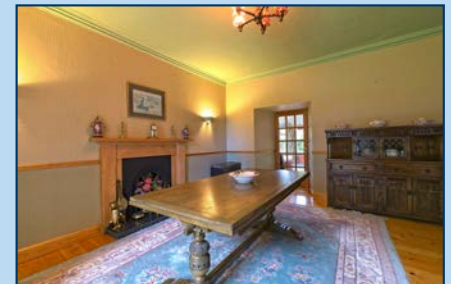
Interested parties wishing a copy of the Home Report for this property should apply to Douglas Gilmour & Son, Solicitors, 20 Market Place, Selkirk, TD7 4BL. T: 01750 720271. E: selkirk@douglasgilmour.co.uk.

CLOSING DATE

Parties who wish to submit an offer for the property should register their interest with the Selling Agents so that they may be informed of any closing date set. The sellers, however, reserve the right to sell the subjects at any time.

NOTE

These particulars, including floor plans, which are for illustrative purposes only, although believed to be correct, are not guaranteed, and do not form part of any contract of sale.



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