

**Melrose**

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**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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## Cockspurs, Main Street, Lilliesleaf

TD6 9JD

**Offers Over £495,000**



A truly unique and characterful Category C listed dwelling, Cockspurs sits proudly in the heart of the picturesque Borders village of Lilliesleaf. Rich in period detail, this attractive home has been well maintained by the current owner and is presented in excellent condition. The accommodation opens out to reveal a surprisingly generous and flexible layout across two storeys, offering a harmonious blend of reception rooms and bedroom spaces. Of particular note is the large dining kitchen complete with an Aga cooker as well as an electric hob/oven and ample space for informal dining, the cosy lounge which features a wood burning stove and a sliding door opening directly onto the rear garden, alongside additional reception rooms adaptable as a formal sitting room, home office or playroom. The first floor provides a versatile arrangement of bedrooms and bathrooms, ideal for family life or accommodating guests. Each room benefits from abundant natural light and period proportions. Outside the rear garden has been carefully landscaped to create a series of outdoor areas which include feature ponds nestled among mature planting, established fruit trees providing seasonal interest and home-grown produce and multiple areas ideal for al fresco dining or simply unwinding. There is also a large greenhouse, perfect for keen gardeners, which has the benefit of electricity. Convenience is assured with private off-street parking both to the front of the property and to the rear.





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Ground Floor  
Entrance Hall  
Lounge with wood burning stove  
Dining Kitchen with Aga & separate electric hob/oven  
Utility Room  
Shower Room  
Morning Room/Sitting Room  
Study/Bedroom Five

First Floor  
Master Bedroom with En-Suite  
Three Further Bedrooms  
Bathroom

Oil fired central heating

Beautifully landscaped gardens  
Large greenhouse with electricity  
Two outside taps  
Fully enclosed  
Parking to front & rear





### Location

The property is located within the highly sought after village of Lilliesleaf, which offers a range of local facilities, including primary schooling. The village is well placed for travel to many of the surrounding towns and villages of the region, along with several of its major employers, and there are numerous activities on hand for those with an interest in country pursuits. The Borders region as a whole is becoming increasingly popular with the commuter preferring a more tranquil way of life, as Edinburgh city centre can be reached in around an hour or so by car as well as being positioned only twenty minutes from the nearest railway station at Tweedbank.

### Fixtures & Fittings

The sale shall include all carpets and floor coverings, light fittings, kitchen fittings and bathroom fittings.

### Services

Mains drainage, water, and electricity. Single Glazing with secondary fitted to some windows. Oil Fired Central Heating.

### EPC Rating

E

### Council Tax Band

G

### Viewings

By appointment with the Selling Agent.

### Entry

By mutual agreement





## Interested in this property? Call 01896 822796

Property Shop, 7 Market Square,  
Melrose, TD6 9PQ  
Phone: 01896 822796  
Fax: 01896 823465  
Email: melrose@cullenkilshaw.com

Opening Hours:  
Monday to Friday: 9.00am to 5.00pm  
Saturday: 9.00am to 12.00 noon

### Also At:

Galashiels, Tel 01896 758 311  
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Kelso, Tel 01573 400 399  
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Peebles, Tel 01721 723 999  
Selkirk, Tel 01750 723 868  
Langholm, Tel 013873 80482  
Annan, Tel 01461 202 866/867



## Cockspurs, Main Street, Lilliesleaf, TD6 9JD

Approximate Gross Internal Area = 251.6 sq m / 2708 sq ft

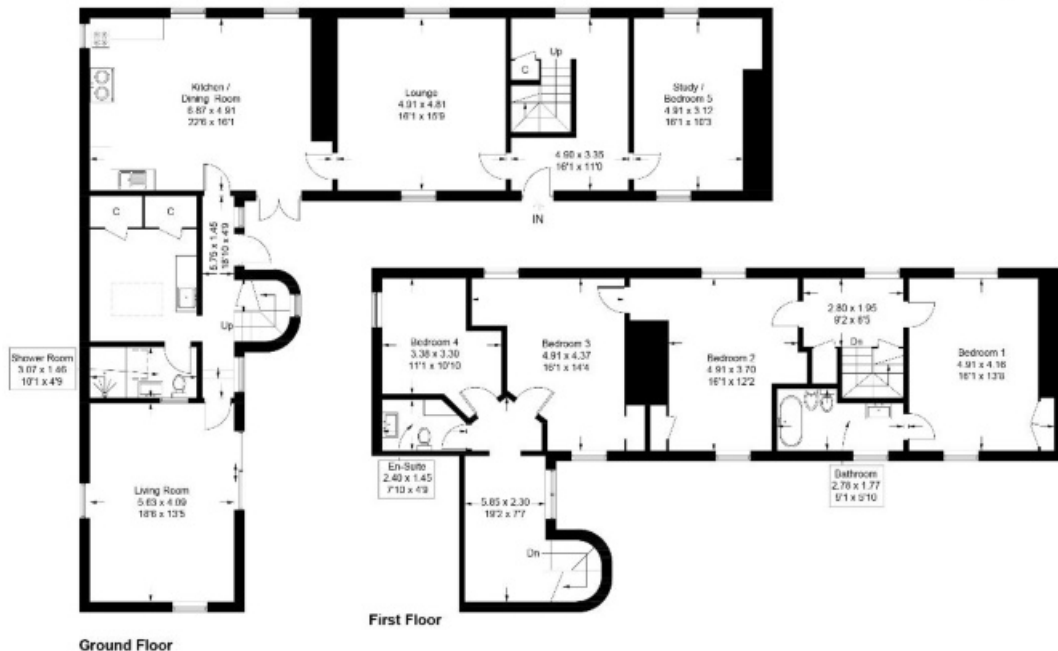


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1240244)

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.