





Quarry Cottage is a charming and beautifully presented three/four bedroom family home situated in the popular village of Redpath. Located in a strong primary and secondary school catchment, it lies approximately five and a half miles from the terminus of the new Borders Railway, which will run from Tweedbank to Edinburgh opening in September 2015.

Internally the property, lies across two levels, and comprises of three main bedrooms, two bathrooms, a sitting room, a family/dining room, a dining kitchen, a fourth bedroom/study, and a utility room. It should also be noted that planning permission exists for extending the existing accommodation, and enquiries should be made in this regard.

Externally the house has a gated driveway with parking to the front, and side, plus good size carport with rafter storage. There is a generous enclosed garden to the rear, with lawn, large patio, feature drystone walls and raised borders.

Well appointed throughout, the house provides flexible accommodation and lies only two and half miles from Earlston, and approximately five miles from Melrose.

Of particular note is the access to the A68 which links Edinburgh to Newcastle, only a short drive from Redpath.

Edinburgh 36 miles. Tweedbank 5.5 miles. Melrose 5 miles Earlston 2.5 miles  
(All distances are approximate)

#### LOCATION:

Quarry Cottage is located in the charming village of Redpath which is around two and a half miles from Earlston which has a wide range of amenities including a small supermarket, shops and pubs. Melrose, a short distance from Redpath, also provides a large selection of shops and access to the Borders General Hospital. For a wider selection of amenities, Galashiels is approximately nine miles away and has a Tesco, Asda and Marks & Spencer plus many other High Street shops. Excellent primary and secondary schooling is available in Earlston. Private schooling at St. Mary's Prep School for ages 3-13 is located in Melrose only five miles away. Local tourist attractions can be found across the region including Scott's View, Abbotsford House, Dryburgh Abbey and a selection of gardens across the area. For the outdoor enthusiast there is fishing on the River Tweed, horse-riding, walking, golfing, mountain biking and shooting, making it a highly desirable area with numerous activities. Quarry Cottage is well placed for commuting to Edinburgh and most Border towns with access to the A68 only a few minutes away, as well as the link to the new Borders Railway running from Tweedbank to Edinburgh only five and a half miles from Redpath.

#### DESCRIPTION:

The front door, complete with ship bell, is partially glazed and leads into a welcoming entrance hall with fitted carpet, a window to the front and coat hooks under the stairs.

The L-shaped hall leads to the principal rooms on this level, with the dual aspect sitting room lying at one end of the cottage offering a bright and spacious reception space, with feature fireplace, wooden mantelpiece, slate hearth and a wood burning stove which is the focal point of this room, along with the double doors opening onto the large patio at the rear.

At the opposite end of the property is the family/dining room which offers both uses, and also has double doors leading onto the patio. An off-centre bespoke fireplace with brick insert and a Charnwood wood burning stove offers a warm and comfortable room at the heart of the house. The dining kitchen is fully fitted with extensive wooden work surfaces plus wall and floor units. There is a Belfast sink below the window overlooking the garden to the front, plus a two-hat, two-oven oil fired Aga set within the recessed range. There is also a wooden floor, spotlights and ample room for a dining table. A further door leads into the utility room which has plenty of space for a fridge freezer and tumble dryer, plus plumbing for a dishwasher and washing machine. There is also a deep Belfast sink, worktops and cupboards plus clothes pulley and stable doors leading into the carport. It should be noted that the utility room and family/dining room have planning permission to alter the existing layout, and enquiries should be made in this regard.

The fourth bedroom/study sits opposite the kitchen and offers flexible use, although it is currently dressed as a child's bedroom.

Returning to the hall is a staircase with fitted carpet runner that leads to the large first floor landing, where you will find the three main bedrooms and two bathrooms.

The principal bedroom sits over the sitting room, and is dual aspect with stripped timber floor. Adjacent to the principal bedroom is the family bathroom which has been beautifully finished with half height tongue and groove panelling, a roll top bath with hand held shower attachment and pedestal basin and wc. There is also a separate glazed quadrant shower cubicle.



The two further bedrooms, to the other side of the landing are also a good size and benefit from fitted wardrobes and views over the front or the rear. A shower room lies next to the third bedroom and has a pedestal wc, basin and quadrant shower cubicle. Opportunity exists here to create a principal suite by installing a door off the small corridor immediately outside the bedroom and shower room. All of the bedrooms and bathrooms have attractive tongue and groove panelled doors, adding to the charm of this versatile but cosy cottage.

Quarry Cottage is charming property, with period features and flexible living throughout. With the added bonus of planning permission to extend, it has a generous external space and private parking.

#### **OUTSIDE:**

The property sits on a generous plot with a timber gated entrance, feature drystone walling and parking on the driveway to the front or side. An attractive area of garden with borders and small lawn, leads to the front door, and there is also a good size carport to the eastern side with rafter storage, which has a door leading to the garden at the rear.

The enclosed garden at the back offers an excellent outside space, with a large patio lying between the sitting and family rooms which provides a fabulous area for al fresco dining.

There are extensive drystone walls running the width of the garden, with raised borders and two separate flights of steps leading to the raised lawn which is bounded by hedging to all sides, and has a garden shed, wendy house and swings.

A real feature of this property is the garden, which is perfect for outdoor entertaining.

#### **DIRECTIONS:**

For those with satellite navigation the postcode for the property is: TD4 6AD

Coming from Edinburgh take the A68 South, passing through Pathhead, and Lauder. On reaching Earlston, turn left halfway through the town (A6105 signposted Gordon & Duns).

Take the first right turning past the Co-op and follow the road out of Earlston (B6356), travelling South. Continue on this road for approximately two miles and follow the signs for Redpath, and you will eventually come to a left bend in the road, turn right here and right again into Redpath. Proceed three quarters of the way through the village and you will come to Quarry Cottage on your right hand side, before the village hall. Coming from the South take the A68 North and take the first right turn on crossing the River Tweed. Take this road down to the T-junction (B6350) and turn left. Proceed over the bridge and up the hill. Turn left, signposted Redpath Only, and follow this road for approximately one mile. Before reaching the T-junction turn left into Redpath and follow the aforementioned directions.

#### **FURTHER INFORMATION:**

##### **HOME REPORT:**

A Home Report is available on this property. Please contact the selling agent for access to a copy.

##### **FIXTURES AND FITTINGS:**

Only items specifically mentioned in the particulars of sale are included in the sale.

##### **SERVICES:**

Mains electricity, mains water, shared septic tank, oil fired central heating, telephone and Internet access (subject to regulations).

##### **OUTGOINGS:**

Council Tax Band Category: D

##### **VIEWINGS:**

Strictly by appointment with the selling agents.

##### **EPC RATING:**

Current EPC: E49

##### **Offers:**

Offers in Scottish legal form must be submitted by your solicitor to the selling agents. The seller reserves the right to accept any offer at any time. A closing date may be set, and all genuinely interested parties are advised to instruct their solicitor to note interest with the selling agents immediately after inspection, so they can be advised should a closing date be set.

##### **Solicitors:**

Pike & Chapman, 36 Bank Street, Galashiels TD1 1ER

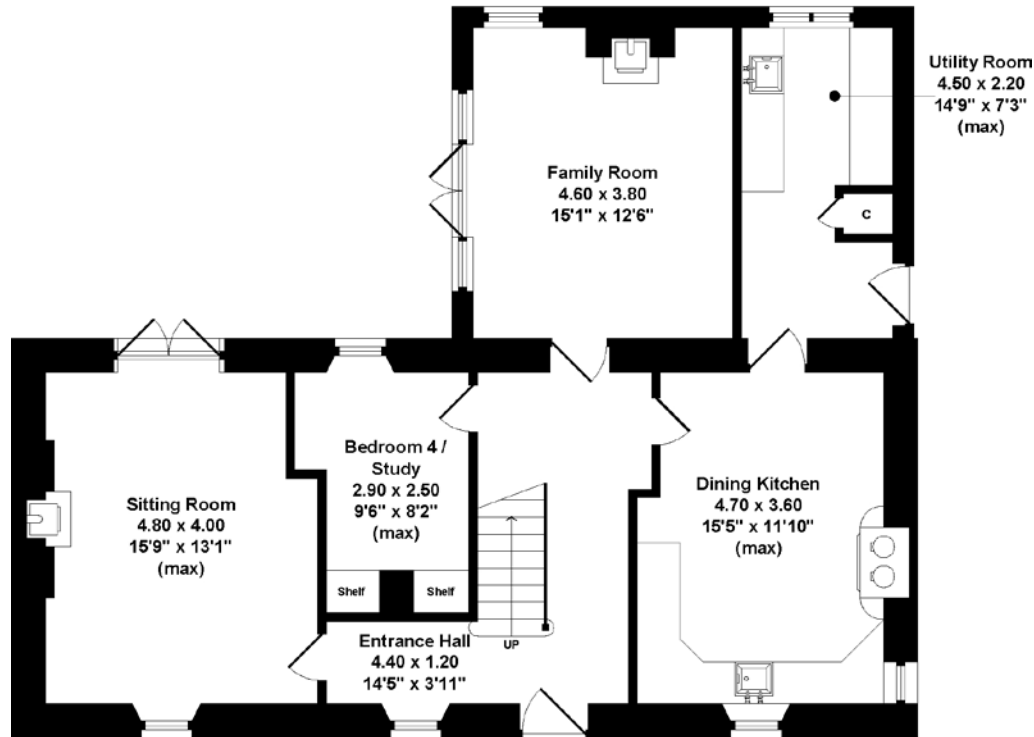
Contact: William Windram Telephone: 01896 752 379 Fax: 01896 754 439



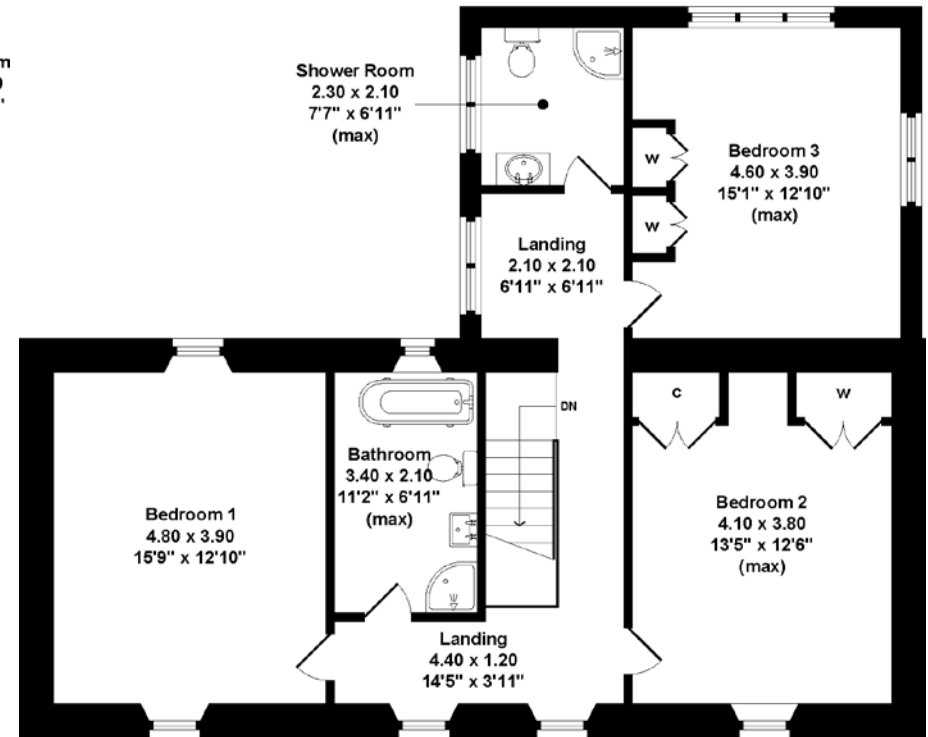


# Quarry Cottage Redpath, Earlston, TD4 6AD

FOR IDENTIFICATION ONLY - NOT TO SCALE  
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Ground Floor



First Floor

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The text, photographs, plans or diagrams, within these particulars are for guidance only, and all areas, room measurements and distances are approximate.

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Macpherson Property, 3 St. Dunstons Lane,  
Melrose, Scottish Borders TD6 9RS  
Tel: 01896 820 226

Email: [enquiries@macphersonproperty.co.uk](mailto:enquiries@macphersonproperty.co.uk) Web: [www.macphersonproperty.co.uk](http://www.macphersonproperty.co.uk)